



BOARD OF ZONING APPEALS
-AGENDA-
Thursday, October 1, 2020 at 7:00 P.M.

This will be a virtual meeting that will be streamed on the internet:
worthington.org/live

A. Call to Order - 7:00 pm

1. Roll Call
2. Approval of minutes of the September 3, 2020 meeting

B. Items of Public Hearing

1. **Temporary Use Permit** – Recreational Facility – **6580 Huntley Rd.** (Gary Moore) **TUP 01-2020**
2. **Variance** – Side Yard Setback – Fence – **74 Orchard Dr.** (Peter & Joan Macrae) **BZA 36-2020**
3. **Variance** – Front Yard Setback – Handrails – **98 E. New England Ave.** (Mark & Susan Taylor) **BZA 37-2020**
4. **Variance** – Rear Yard Setback – Screen Room – **1177 Macgregor West Ave.** (Kristen & Benjamin Buss) **BZA 38-2020**
5. **Variance** – Front Yard Setback – Front Porch – **784 Oxford St.** (James Ross/Riley) **BZA 39-2020**
6. **Variance** – Setback from Alley – Fence – **5716 Foster Ave.** (John S. Jones) **BZA 40-2020**
7. **Variance** – Side Yard Setback – Garage – **655 Hartford St.** (James Ross/Mullen) **BZA 41-2020**

8. **Variations** – Front & Side Yard Setback – Addition – **566 Park Blvd.** (Jonathan Leonard, Architect/Payne) **BZA 42-2020**

9. **Variance** – Rear Yard Setback – Addition – **6642 Masefield St.** (James Ross/Williams) **BZA 43-2020**

10. **Variations** – Signage – **6130 Linworth Rd.** (Gondal Linworth LLC) **BZA 44-2020**

C. Other

D. Adjournment



MEMORANDUM

TO: Members of the Board of Zoning Appeals

FROM: R. Lee Brown, Director of Planning & Building
Lynda Bitar, Planning Coordinator

DATE: September 25, 2020

SUBJECT: Staff Memo for the Meeting of October 1, 2020

B. Items of Public Hearing

1. **Temporary Use Permit – Recreational Facility – 6580 Huntley Rd. (Gary Moore) TUP 01-2020**

Findings of Fact & Conclusions

Background & Request:

This 2.58-acre property is located in the I-2 (General Industrial) Zoning District on the east side of Huntley Rd. The property was formerly Tropical Nut & Fruit and is now the new home of SuperGames since their relocation from Lakeview Plaza in 2019. SuperGames operates as a portable events program that provides fun and interactive activities for groups of virtually any size. With giant inflatables, portable climbing walls, mobile ziplines and the hottest new games, we instantly transform any event into an amazing experience. SuperGames changed their business model when they moved from Lakeview Plaza to Huntley Rd. to hosting only offsite events.

The applicant has applied for a Temporary Use Permit to temporarily use a private indoor pickleball court to the public for additional revenue for 6-months with the option for an additional 6-months. Pickleball is the fastest growing sport in America and is a sport that can be played by all ages. Seniors are the predominate age group, however it is increasingly expanding to all age groups. Pickleball is played on a small footprint, instead of four people on a tennis court, you can get two courts on one tennis court. When SuperGames moved to 6580 Huntley Rd., there was approximately 5,000 sq. ft. open for future expansion. The employees constructed two temporary pickleball courts for personal recreational use. This portion of the building is isolated from the rest of the warehouse and will have a separate access for those wanting to

utilize the pickleball courts. The applicant states that this would be the only indoor dedicated pickleball court in Ohio. A recreational use is not permitted in the I-2 District (General Industrial) and can only be granted as a Temporary Use Permit reviewed and approved by the Board of Zoning Appeals.

BZA History:

- December 5, 2019 – Variance for oversized signage approved by the Board.
- May 7, 2020 – Variance for decorative wood fencing in the front yard setback approved by the Board.

Worthington Codified Ordinances:

Section 1129.05(b)(5) **Temporary Use Permits** - A temporary use permit may be granted where the temporary use of a structure or premises in any district where such temporary use shall be for a period of more than ninety days is proposed for a purpose or use that does not conform to the regulations prescribed elsewhere in this Zoning Ordinance for the district in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A temporary use permit for such use shall be granted in the form of a temporary and revocable permit, for not more than a six-month period, subject to a six months' renewal and such conditions as will safeguard the public health, safety, convenience and general welfare.

Request:

The applicant has applied for a Temporary Use Permit to temporarily use a private indoor pickleball court for the public for additional revenue for 6-months with the option for an additional 6-months. SuperGames currently has two existing pickleball courts in their warehouse that is used by employees.

Conclusions:

The hours of operation will be 7-days a week with weekday hours from 7:00 AM to 8:00 PM and weekend hours from 7:00 AM to 8:00 PM and limited to 12 participants.

No food trucks or outdoor public areas are approved as part of this request.

No signage has been proposed. The applicant states that signage is not needed. Any future signage would need to be reviewed and approved to be in compliance with the Planning & Zoning Code.

The parking demands associated with 12-participants will not negatively impact the existing parking needs on the site. Parking for the temporary use is located on the north side of the building near the entrance to the pickleball courts.

The applicant will be required to be in compliance with the Ohio Building Code as part of their temporary approval for a recreational use. A fire safety and evacuation plan are required by the Division of Fire and will be finalized and approved by the Division of Fire as part of their approval.

The proposed Temporary Use Permit is the best option to temporarily allow a use that is not permitted in the I-2 District. The only other option would be to rezone the property to the I-1 District and apply for a Conditional Use for a recreational use. The land use plans for the City do not recommend the future use of this portion of the corridor to be rezoned to anything less than what it is today.

The overall public health, safety, convenience, and general welfare of the proposed temporary use would be met.

Motion:

THAT THE REQUEST BY GARY MOORE FOR A TEMPORARY USE PERMIT TO OPERATE A RECREATIONAL FACILITY IN THE I-2 DISTRICT AT 6580 HUNTLEY RD., AS PER CASE NO. TUP 01-2020, DRAWINGS NO. TUP 01-2020 DATED AUGUST 25, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. **Variance** – Side Yard Setback – Fence – **74 Orchard Dr.** (Peter & Joan Macrae) **BZA 36-2020**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District at the northeast corner of Orchard Dr. and Hartford St. The surrounding properties are also single-family homes in the R-10 District. The lot is 50' in width and 128' in length for a total of 6400 square feet in area.

To have a larger area to grow plants without interference from deer, the homeowners are requesting approval to install a 5' high fence at the property line. The proposed fence would be black aluminum picket style and extend from the northwest corner of the house and head west along the north side of the drive to the Hartford St. right-of-way line. At Hartford St., the fence is proposed to run north along the property line to the neighbors' fence corner. The northern 6' of fencing would be on top of a 1' high concrete retaining wall that is shown as curving toward the back property line. The height to the top of the posts would likely be above 6'. Landscape material is proposed in beds on both sides of the new fence.

Worthington Codified Ordinances:

Section 1149.08 (a): At corner lots, no accessory uses, accessory structures, structures, material or equipment storage shall be located in any required front yard. Side yards fronting on the adjacent street can be reduced to two-thirds of the required front setback from the right of way of the adjacent street. The required setback for this property along Hartford St. is 20'.

1180.02 "R" DISTRICTS (a): In any "R" District, no fence or wall shall be erected in the area between the right of way line and the building setback line except for a wall necessary to

accommodate differences in grade. No fence or wall in an "R" district shall exceed a height of six feet.

Request:

The applicant is requesting the fence to be located on the west property line. The requested variance is 20'. The fence post caps will be higher than 6' on the portion mounted on the concrete wall.

Conclusions:

The essential character of the neighborhood should not be substantially altered. The fence to the north is in the same location at the property line. The post caps being higher than 6' would not be substantial. The addition of landscape material would help mitigate any impact of the fence. Small corner lots have limited area for back yard living and planting, so this request could enhance the use of the property.

The delivery of government services would not be affected.

Motion:

THAT THE REQUEST BY PETER & JOAN MACRAE FOR VARIANCES FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO BE LOCATED IN THE REQUIRED SIDE YARD AND TO HAVE POST CAPS HIGHER THAN 6' AT 74 ORCHARD DR. AS PER CASE BZA 36-2020, DRAWINGS NO. BZA 36-2020 DATED AUGUST 26, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. **Variance – Front Yard Setback – Handrails – 98 E. New England Ave. (Mark & Susan Taylor) BZA 37-2020**

Findings of Fact & Conclusions

Background & Request:

The property is 62-feet wide and 134-feet deep. The house is a Colonial Revival influence that was built in 1941. The applicant is requesting the installation of handrails that will encroach into the front yard setback.

The house is located approximately 30-feet from the public right-of-way. The existing stoop is approximately 25-feet from the public right-of-way and with the addition of the handrails it would encroach an additional 2-feet and ultimately be located approximately 23-feet from the public right-of-way.

History:

In 2002 the Architectural Review Board and the Board of Zoning Appeals approved the construction of a covered front porch that included a variance for setbacks, however that request

did not include the addition of handrails. The porch was never constructed. The proposed handrails will extend out an additional 2-feet into the setback. The Architectural Review Board reviewed and approved the proposed handrails at their meeting on September 24, 2020.

Worthington Codified Ordinances:

Section 1149.01 states that the required front yard setback is to be 30-feet from the lot line.

Request

The applicant is requesting to install handrails that will encroach into the front setback. A variance of approximately 7-feet is requested.

Conclusions:

The essential character of the neighborhood should not be substantially altered as there are several other porches with handrails found throughout Old Worthington located in a similar area.

The existing front stoop does not have handrails, this would provide additional safety to those entering and exiting the house that may need additional assistance and provide overall safety in inclement weather.

The proposal was reviewed and approved by the Architectural Review Board on September 24, 2020.

The delivery of government services should not be affected with the installation of the handrails.

Motion:

THAT THE REQUEST BY MARK & SUSAN TAYLOR FOR A VARIANCE TO INSTALL HANDRAILS AT 98 E. NEW ENGLAND AVE. AS PER CASE NO. BZA 37-2020, DRAWINGS NO. BZA 37-2020, DATED AUGUST 27 , 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

4. **Variance** – Rear Yard Setback – Screen Room – **1177 Macgregor West Ave.** (Kristen & Benjamin Buss) **BZA 38-2020**

Findings of Fact & Conclusions

Background & Request:

This property is located in the R-10 (Low Density Residence) Zoning District in Perry Highlands. The surrounding properties are also single-family homes in the R-10 District. The lot is on the corner of Macgregor West Ave. and Perry Dr. and is approximately 101-feet in width and 93-feet in depth for a total lot size of 10,890 sq. ft. in size.

The applicant is proposing to construct a new screened porch on the rear of the home that will be approximately 20'x20, this includes the roof overhang and gutters. The screened porch would be 10-feet from the rear property line.

Worthington Codified Ordinances:

Section 1149.01 states that the required rear yard setback is to be 30-feet from the lot line.

Request:

The applicant is requesting to construct a screened porch that would be 10-feet from the rear yard setback, a variance of 20-feet is requested.

Conclusions:

The essential character of the neighborhood should not be substantially altered as there are several rear additions found throughout the neighborhood.

The screened porch will be located to the rear of the site and will not be completely visible from the Macgregor West Ave. public right-of-way, however the addition would be visible from the Perry Dr. right-of-way.

There is an existing paver patio in the area of the proposed screened porch.

The delivery of government services should not be affected with the installation of the screened porch.

Motion:

THAT THE REQUEST BY KRISTEN & BENJAMIN BUSS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A SCREEN ROOM TO BE CONSTRUCTED AT 1177 MACGREGOR WEST AVE., AS PER CASE NO. BZA 38-2020, DRAWINGS NO. BZA 38-2020 DATED A, SEPTEMBER 2, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

5. **Variance – Front Yard Setback – Front Porch – 784 Oxford St. (James Ross/Riley) BZA 39-2020**

Findings of Fact & Conclusions

Background & Request:

This structure was constructed in 1950 and is categorized as a Cap Cod in the Worthington Historic District. The lot is 60-feet in width and 252-feet deep for a total lot size of 15,120 sq. ft. in size. The applicant would like to construct a new 12' wide by 7' wide covered front porch. The covered porch will have a gable roof and the roof would be supported by round, tapered columns. The existing house is located approximately 28-feet from the public right-of-way. The covered porch

would be located approximately 21-feet from the public right-of-way. This request is to install a covered front porch that will encroach into the front yard setback.

Worthington Codified Ordinances:

Section 1149.01 states that the required front yard setback is to be 30-feet from the lot line.

Request:

The applicant is requesting to construct a covered porch that would be approximately 21-feet from the public right-of-way, a variance of 9-feet is requested.

Conclusions:

The essential character of the neighborhood should not be substantially altered as there are several covered front porches found throughout Old Worthington that have varying setbacks from the public right-of-way.

The delivery of government services should not be affected with the installation of the screened porch.

The Architectural Review Board reviewed and approved the proposed front porch addition at their meeting on September 10, 2020.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF ANNE RILEY FOR A VARIANCE TO ADD A COVERED FRONT PORCH AT 784 OXFORD ST. AS PER CASE NO. BZA 39-2020, DRAWINGS NO. BZA 39-2020, DATED AUGUST 22, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. **Variance** – Setback from Alley – Fence – **5716 Foster Ave.** (John S. Jones) **BZA 40-2020**

Findings of Fact & Conclusions

Background:

This 7,450 square foot property is an existing lot of record in the R-10 (Low Density Residential) Zoning District in the Colonial Hills neighborhood. The property abuts an improved alleyway that runs parallel to Foster Ave. between Loveman Ave. and Park Blvd. The 16’ wide alleyway provides access to two homes on Foster Ave., one home on Loveman Ave. and one home on Park Blvd. It does not appear that the applicant utilizes the existing alleyway. The property owner has an existing driveway on Foster Ave.

There is an existing 4’ high chain link that fenced in the applicant’s rear yard that the property owner would now like to replace with a 4’ high decorative black aluminum fence. The old fence and the proposed fence are located along the existing alleyway. City staff was unable to find a

permit or previous approval for the fence in this location. The Board approved a Variance in 1982 for the construction of a new garage that would be 3-feet from the side yard. The purpose of the new fence is to replace an existing chain link fence that has reached its end of life.

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 30 feet from the public right-of-way.

Section 1180.02(a) states “In any ‘R’ District, no fence or wall shall be erected in the area between the right-of-way line and the building setback line”.

Request:

The applicant is requesting to remove an existing 4’ high chain link fence and install a new 4’ high decorative black aluminum fence within the required front yard from a public (alley) right-of-way. A variance of 30 is required.

Conclusions:

Although the fence is located in the setback from a public right-of-way, the alleyway is only used by four properties. The replacement fence should not impact the existing residents who use this alleyway as access. These factors can mitigate the substantial nature of this variance request.

The essential character of the neighborhood should not be substantially altered as other neighboring properties also have similar fences that abut the public right-of-way along this 16’ wide alleyway and the fact that the previous fence was in the same location for decades. The applicant’s proposed fence material is an improvement over chain link.

The Board recently reviewed and approved two other setback requests for fences along an alleyway at 5704 and 5709 Foster Ave. at their meeting on August 6, 2020.

The delivery of governmental services should not be impacted as a result of the request.

Motion:

THAT THE REQUEST BY JOHN S. JONES FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO BE LOCATED IN THE REQUIRED FRONT YARD AT 5716 FOSTER AVE., AS PER CASE NO. BZA 40-2020, DRAWINGS NO. BZA 40-2020 DATED SEPTEMBER, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

7. **Variance** – Side Yard Setback – Garage – **655 Hartford St.** (James Ross/Mullen) **BZA 41-2020**

Findings of Fact & Conclusions

Background:

This property is located in the R-10 (Low Density Residence) Zoning District in Old Worthington. The surrounding properties are also single-family homes in the R-10 District. A farmhouse was originally constructed in 1860 on this relatively small ~75' x ~127' (9504 square feet) corner lot. Several additions were constructed over the years to create a 2233 square foot house. The existing house is 30.5' from the E. New England Ave. property line. The New England Ave. right-of-way is 66' wide and the distance from the property line to the street is about 25'.

The owners would like to add a 24' x 24' attached garage to the south side of the house at the west end. The garage would encroach into the required 20' side yard to approximately 6.5' from the south property line, which is also the right-of-way line for E. New England Ave. A 30' wide curb cut is proposed.

Approved by the Architectural Review Board, the garage is designed to fit in with the house, with matching roof lines and matching materials.

Worthington Codified Ordinances:

Section 1149.08 (a): At corner lots, no accessory uses, accessory structures, structures, material or equipment storage shall be located in any required front yard. Side yards fronting on the adjacent street can be reduced to two-thirds of the required front setback from the right of way of the adjacent street. The required setback for this property along E. New England Ave. is 20'.

Request:

The applicant is requesting to construct a new garage in the required side yard for a corner lot. The garage is proposed to be 6.5' from the side lot line; a variance of 11.5' is requested.

Conclusions:

The essential character of the neighborhood should not be substantially altered as the design of the garage would fit in with the house and the structure would still be over 30' from the street due to the wide tree lawn area. Also, the placement of the existing houses at the other three corners of this intersection are closer to the right-of-way lines than required.

Small corner lots have limited area for back yard living. If the garage were required to meet the setback requirements, the rear yard would be greatly reduced.

The proposal was reviewed and approved by the Architectural Review Board on September 24, 2020.

The delivery of government services should not be affected with construction of the garage.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF DANIEL & SARAH MULLEN FOR A VARIANCE TO CONSTRUCT AN ATTACHED GARAGE IN THE REQUIRED SIDE YARD AT 655 HARTFORD ST., AS PER CASE NO. BZA 41-2020, DRAWINGS NO. BZA 41-2020, DATED SEPTEMBER 4, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

8. **Variations** – Front & Side Yard Setback – Addition – **566 Park Blvd.** (Jonathan Leonard, Architect/Payne) **BZA 42-2020**

Findings of Fact & Conclusions

Background & Request:

This property is located in the R-10 (Low Density Residence) Zoning District in Colonial Hills. The surrounding properties are also single-family homes in the R-10 District. The lot is 49-feet in width and 135-feet in length for a total lot size of 6,615 square feet in size.

The applicant is proposing an extensive renovation to the existing home. The applicant will be expanding the existing home on the first floor and second floor to the west and south to be 3-feet from the southern property and adding a front open air front porch with a pergola and raised planters that will encroach into the front setback. The existing home is approximately 7-feet from the southern property line, approximately 5-feet from the northern property line and approximately 26-feet from the front property line. The site plan also shows the addition of a rear patio with a pergola that appears to encroach into the side yard setback on the north side of the home, however the renderings show the patio and pergola in line with the existing house. Clarification is needed on what is actually being constructed.

Worthington Codified Ordinances:

Section 1149.01 states that a structure must be a minimum of 8-feet from the side lot line

Section 1149.01 states that there shall be a sum of side yards of 20-feet.

Section 1149.01 states that a structure must be 30-feet from the public right-of-way.

Request:

The applicant is requesting to expand the existing footprint of the home to the west and south and adding patios and pergolas that will all encroach into the side and front yard setbacks. The house is proposed to be 3-feet from the side lot line; a variance of 5-feet for the side lot line is requested. The sum of the side yards will be 8-feet; a variance of 12-feet is requested. The open front porch with pergola and retaining walls will be 18-feet from the public right-of-way; a variance of 12-feet is requested.

Conclusions:

The essential character of the neighborhood should not be substantially altered as the majority of the homes found in Colonial Hills have a variety of side and front yard setbacks found throughout the neighborhood.

The existing home already encroaches in the front yard setback by approximately 4-5-feet, an additional 5-7-feet should not alter the character of the neighborhood.

The rear patio and pergola addition appear to encroach into the side yard setback on the northern portion of the property. The site plan and renderings seem to conflict.

- Clarification is needed on what is being proposed.

The addition to the west and south will be 3-feet from the southern property line, however the eaves appear to extend out further. Section 1149.06(a) states that architectural projections may extend or project into required side yards not more than two inches for each one foot of width of such side yard.

- Clarification is needed that that proposed eaves would not extend over 6-inches.

The neighboring house to the south appears to encroach into the side yard setback and appears to be constructed at or near the property line. The proposed addition would be approximately 3-feet from the neighbor's house.

Fire-rated construction will be required by the for the addition to be 3-feet from a property line.

Exiting lots in Colonial Hills typically do not meet the size and frontage requirements for the R-10 District. The lot is only 49-feet wide where the R-10 District requires 80-feet and the lot size is only 6,615 sq. ft. in size where the R-10 District requires 10,400 sq. ft. These two site conditions attribute to the need for reduced setbacks in Colonial Hills.

The delivery of government services should not be affected with the installation of the porch.

If the Board feels comfortable with the applicant's responses to the items that need clarified, the following motion would be appropriate.

Motion:

THAT THE REQUEST BY JONATHON LEONARD, ARCHITECT ON BEHALF OF SALLY PAYNE FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR ADDITIONS TO BE CONSTRUCTED IN THE SIDE AND FRONT YARDS AT 566 PARK BLVD., AS PER CASE NO. BZA 42-2020, DRAWINGS NO. BZA 42-2020 DATED SEPTEMBER 4, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

9. **Variance – Rear Yard Setback – Addition – 6642 Masefield St. (James Ross/Williams)**
BZA 43-2020

Findings of Fact & Conclusions

Background & Request:

This property is located in the R-10 (Low Density Residence) Zoning District in Worthingway. The surrounding properties are also single-family homes in the R-10 District. The lot is a corner lot on the corner of Masefield St. and Thackeray Ave. that is approximately 124-feet in width and 93-feet in depth for a total lot size of 11,530 sq. ft. in size.

The applicant is proposing to construct a new covered screened porch, deck and family room addition on the rear of the home that will vary from 11-feet to 22-feet from the rear property line.

BZA History:

- April 7, 2016 – Variance for rear yard setback to reduce the rear yard setback to 23-feet for an addition.
- November 5, 1987 – Variances for rear yard setback for a deck to be located 8-feet from the rear property line and install a lattice fence that is 8-feet in height.

Worthington Codified Ordinances:

Section 1149.01 states that the required rear yard setback is to be 30-feet from the lot line.

Request:

The applicant is requesting the following:

- Covered screened porch that would be 11-feet to 13-feet from the rear yard setback.
- Deck would be 13-feet to 18-feet from the rear yard setback.
- Family room addition would be 18-feet to 22-feet from the rear yard setback.

Conclusions:

The essential character of the neighborhood should not be substantially altered as there are several rear additions found throughout the neighborhood.

The property is on a corner with additional setback requirements not typically required for properties in the district and presents a practical difficulty

The covered screened porch is located in the same location as the original deck that was approved in 1987 and would be visible from Thackeray Ave, however it is located in the location of the existing deck and should not negatively impact the surrounding properties. The deck and family room addition will be back towards the northeast corner of the lot north of the covered porch. The deck would not be highly visible; however, the family room addition would have some visibility from Masefield St.

The delivery of government services should not be affected with the proposed additions.

Motion:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF MARK & LEE WILLIAMS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A COVERED SCREENED PORCH, DECK AND FAMILY ROOM ADDITION TO BE CONSTRUCTED 10-FEET TO 22-FEET FROM THE REAR PROPERTY LINE AT 6642 MASEFIELD ST., AS PER CASE NO. BZA 43-2020, DRAWINGS NO. BZA 43-2020 DATED A, SEPTEMBER 10, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

10. Variances – Signage – 6130 Linworth Rd. (Gondal Linworth LLC) BZA 44-2020

Findings of Fact & Conclusions

Background

This building was constructed by Wendy’s International in 1985 and operated as a fast food restaurant with a drive-thru until earlier this year. The applicant is planning to transform the property into a restaurant that combines Dunkin’ (formerly Dunkin Donuts) and Baskin Robbins.

Proposed are the following changes to the signage that require variances:

1. Preview and menu boards would be located toward the west side of the drive thru and be smaller than the previous versions. The new signs would be electronic so variances would be required for changeable copy and illumination.
2. A new sign is proposed for the existing freestanding brick base that would be filled in where the previous sign set down in the brick. The base is 5’4” high on one side and 4’10 ½” on the side, and about 10’ wide. Proposed is a 9’ wide x 4’7” high cabinet (~41 square feet in area per side) identifying “DUNKIN” in orange and pink; “baskin robbins” with a “BR” logo in blue and pink; and “DRIVE THRU” in pink and white. The background of the sign is proposed as white that would be opaque. A variance would be needed for the overall sign area of ~174 square feet (two-sided 10’ wide x 9’8” high including the base).
3. Signs were originally proposed on three sides of the building identifying the businesses, but the ARB only approved signs for the north and west sides. The north side of the building would have internally illuminated channel letters saying “DUNKIN” in orange with a pink apostrophe. The letters are proposed as 24” high with sign area of 24.8 square feet. Baskin Robbins is shown as an internally illuminated pink and blue logo that is 30” high and 22.5 square feet in area. On the west side, two signs are proposed for Dunkin: internally illuminated orange “DUNKIN” letters would be 24” high (24.8 sf in area) in the gable; and 15” high (12.4 sf in area) non-illuminated characters and letters would represent the America Runs on Dunkin logo (colors are not clear). Variances are needed for number of wall signs and overall sign area for Dunkin’.
4. Directional signs are proposed at the 2 entrances. A previous variance was granted for the 4’ height, but the size of the signs would need to meet the Code requirement of being 2’ x 2’.

Worthington Sign Code – Chapter 1170

1170.02 DEFINITIONS AND PROVISIONS.

(e) “Changeable copy” signs are prohibited except as follows:

(1) “Bulletin Boards” for public and semi-public uses are permitted with changeable copy not exceeding fifteen square feet used to identify events. Bulletin Boards shall not be internally illuminated.

(2) Gasoline service stations and gasoline/convenience store stations whose principal business is the sale of motor fuel may display one sign with changeable copy to identify the grades or types of motor fuel sold and the prices of such fuel.

(f) “Directional sign” means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

1170.03 DESIGN REQUIREMENTS.

(b) Illumination. Internally illuminated signs shall be constructed so as to allow the illumination of only letters, numbers or other identifying symbols on the display surface. No light shall pass through the background. Internally illuminated signs shall not exceed the equivalent of an 800 milliamperere fluorescent tube mounted not closer than twelve inches on center. External illumination shall be installed so that the light source is not visible from adjoining premises and does not illuminate such premises. No external light source shall be located or arranged so as to cause confusion or a hazard to traffic or conflict with traffic control signals. Flashing signs shall not be permitted.

1170.04 MEASUREMENT.

(a) Sign area is calculated by totaling all display areas of a sign, including sign faces, molding and framing, but excluding supporting members less than or equal to twenty-four inches in width.

(b) Planters or other decorative supporting structures shall be excluded in the computation of sign area unless the structure exceeds two feet in height or eight feet in length, in which case the entire structure shall be included in the computation of sign area.

1170.05 COMMERCIAL AND INDUSTRIAL DISTRICT REQUIREMENTS.

(a) Sign area. Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage. The area of all permanent signs for any single business shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building, but shall not exceed a maximum area of 100 square feet per business.

(b) Wall-mounted signage. Each business shall be permitted one wall-mounted sign.

(c) Freestanding Signage. There shall be no more than one freestanding sign per parcel. No part of any freestanding sign shall exceed an above-grade height of fifteen feet. Freestanding signs shall not be larger than sixty percent (60%) of the total sign area allowed for under Section 1170.05 (a). Freestanding signs shall be located not closer than ten feet to a public right of way or thirty-five feet to an adjoining property line.

Variations Requested:

1. Menu and Preview Boards – Changeable copy with background illuminated.
2. Dunkin':
 - Three wall signs – only 2 would be allowed per the Code.
 - Sign Area – Wall sign area total 62 square feet. One-half of the freestanding sign area would be ~87 square feet. One-half of sign face only would be ~41 square feet. Total sign area for Dunkin' is proposed to be 149 square feet which includes the brick sign base (without base they would have 103 square feet of signage.) Only 100 square feet of signage is allowed per business and no more than 60 square can be in the freestanding sign.
3. Baskin Robbins:
 - Wall sign area is 22.5 square feet. One-half of the freestanding sign area would be ~87 square feet. One-half of sign face would be ~41 square feet.

Conclusions:

The menu and preview boards would be appropriate for this application.

Although the west elevation was approved by the ARB, it seems the signs as shown on the east elevation are what was in mind, having one sign for each business rather than 2 for Dunkin'. With an oversized freestanding sign at the corner, signs may not be necessary on the west side of the building. It is difficult to say the businesses would not yield a reasonable return without the additional wall signs.

Reduction of the freestanding sign area may be possible but the ARB felt the proposed sign cabinet would be appropriately sized with the existing base. The actual sign faces would be ~41 square feet, which would be larger than the UDF and Linworth Crossing signs, but smaller than the BP sign. The character of the neighborhood, however, should not be substantially altered and adjoining properties should not suffer a substantial detriment as a result of the variance. Reuse of the existing base is positive as it matches the building.

Proposed directional sign faces should be reduced to no wider than 2' to meet the Code.

The proposal was reviewed and approved by the Architectural Review Board on September 10, 2020.

The delivery of government services should not be affected with the proposed signage.

Motion:

THAT THE REQUEST BY GONDAL LINWORTH LLC FOR VARIANCES TO INSTALL SIGNAGE AT 6130 LINWORTH RD. AS PER CASE NO. BZA 44-2020, DRAWINGS NO. BZA 44-2020, DATED SEPTEMBER 4, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

1129.05 POWERS AND DUTIES.

Review Criteria for Granting Area Variances by the Board of Zoning Appeals:

(c) Area Variances. The Board shall have the power to hear and decide appeals and authorize variances from the provisions or requirements of this Zoning Ordinance. In authorizing a variance, the Board may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objective of this Zoning Ordinance. The Board may grant a variance in the application of the provisions of the Zoning Ordinance when it is determined that practical difficulty exists based on the following factors:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage).
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and,
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS
VIRTUAL MEETING

September 3, 2020

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: Cynthia Crane, Chair; D.J. Falcoski – Vice-Chair; Brian Seitz, Garrett Guillozet and Mikel Coulter. Also present were Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator.
2. Approval of Minutes of the August 6, 2020 meeting

Mr. Coulter moved to approve the minutes, and Mr. Seitz seconded the motion. Mr. Falcoski, aye; Mr. Seitz, aye; Mr. Coulter, aye; Ms. Crane, aye; and Mr. Guillozet, aye. The minutes were approved.

B. Items of Public Hearing – Unfinished

1. **Variance** – Setback & Screening – **6625 Guyer St.** (Schorr Architects/Worthingway Middle School) **BZA 21-2020 To Remain Tabled without Discussion**
2. **Variance** – Front Yard Setback – Single Family Dwelling – **285 McCoy Ave.** (JBAD Architects/Carpenter & Blanchard) **BZA 31-2020**

No additional information was provided at the time of this report. The applicant stated that they intend to submit revised drawings prior to the time of the meeting.

To Remain Tabled without Discussion

C. Items of Public Hearing – New Business

1. **Variance** – Front Yard Setback – Porch – **325 E. New England Ave.** (Christa Teston & Chris Elliott) **BZA 32-2020**

Mr. Brown reviewed the following from the staff memo:

Background:

This property is located in the R-10 (Low Density Residence) Zoning District. The surrounding properties are also single-family homes in the R-10 District. The lot is 66-feet in width and 200-feet in length for a total of 13,200 square feet in the Morris Addition. The lot is heavily wooded with a prominent slope south towards Rush Creek.

The applicant is proposing a new 6' x 8' foot covered porch that will encroach into the required front yard.

There is an existing 3'x 5' existing covered front porch and sidewalk in this area. The applicant is requesting this variance to add a larger covered entrance.

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 30-feet from the public right-of-way.

Request:

The applicant is requesting to construct a new covered porch in the required front yard. The porch is proposed to be 10.4-feet from E. New England Ave.; a variance of 19.6-feet is required.

Conclusions:

The essential character of the neighborhood should not be substantially altered as other nearby properties have similar front porches and setbacks. In addition, the porch will match the existing character of the home.

The existing covered porch and the majority of the house are currently located in the front setback. No prior variance was found. The existing house is already located 16.6-feet into the front setback.

The new addition will be 34.6-feet from the edge of pavement for E. New England Ave.

The delivery of government services should not be affected with the installation of the porch.

Discussion:

Mr. Brown swore in the applicants, Ms. Christa Teston & Mr. Chris Elliott, 325 E. New England Ave., Worthington, Ohio. Ms. Crane asked if the porch addition would allow for seating on the porch and Ms. Teston said yes. Board members did not have questions or concerns. Ms. Crane asked if there were any emails or callers and Mrs. Bitar said no.

Motion:

Mr. Guillozet moved:

THAT THE REQUEST BY CHRISTA TESTON & CHRIS ELLIOTT FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A PORCH TO BE CONSTRUCTED IN THE REQUIRED FRONT YARD AT 325 E. NEW ENGLAND

AVE., AS PER CASE NO. BZA 32-2020, DRAWINGS NO. BZA 32-2020 DATED JULY 16, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Seitz seconded the motion. Mrs. Bitar called the roll. Mr. Guillozet, aye; Mr. Falcoski, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Ms. Crane, aye. The motion was approved.

2. **Variances – Front & Side Yard Setbacks – Ramp – 84 W. Stanton Ave. (Shaw & Ott Medical/Cummiskey) BZA 33-2020**

Mr. Brown reviewed the following from the staff memo:

Background:

This property is located in the R-10 (Low Density Residence) Zoning District in the Davis Estates neighborhood. The surrounding properties are also single-family homes in the R-10 District. The lot is 55-feet in width and 122-feet in length for a total lot size of 6,710 sq. ft. in size.

The applicant is proposing to install a handicap ramp for the property owner that will need to encroach into the required front yard and side yard.

There is an existing approximately 3'x 5' existing front porch with stairs in this area. The applicant is requesting this variance so that the property owner can safely enter and exit her home.

Worthington Codified Ordinances:

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 30-feet from the public right-of-way.

Section 1149.01 states any dwelling or structure accessory to a dwelling must be at least 8-feet from the side yard.

Request:

The applicant is requesting to construct a handicap ramp in the required front yard. The ramp is proposed to be 13.4-feet from W. Stanton Ave.; a variance of 16.6-feet is required. The ramp is also proposed to be 6.8-feet from the western side property line; a variance of 1.2-feet is required.

Conclusions:

The essential character of the neighborhood should not be substantially altered long term, however temporarily it might be altered.

- The handicap ramp would be able to be removed in the future when it is not needed.

The existing front porch and stairs already encroach into the existing front setback.

The handicap ramp will be approximately 22.4-feet from the edge of pavement for W. Stanton Ave.

The ramp would provide safe access to the home and permit the property owner to remain in her home.

The ramp would be designed to meet the Accessibility Code referenced in the Residential Code of Ohio.

The delivery of government services should not be affected with the installation of the porch.

Discussion:

Mr. Brown swore in the applicant, Mr. Dan Van Harligan, representing 84 W. Stanton Ave., Worthington, Ohio. Mr. Van Harligan said he was trying to make sure the project was done according to Code and successful. Board members did not have any questions or concerns. Ms. Crane asked Mrs. Bitar if there were any emails or phone calls and Mrs. Bitar said no.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY SHAW & OTT MEDICAL ON BEHALF OF LUCILLE CUMMISKEY FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A HANDICAP RAMP TO BE IN THE REQUIRED FRONT YARD AND SIDE YARD AT 84 W. STANTON AVE., AS PER CASE NO. BZA 33-2020, DRAWINGS NO. BZA 33-2020 DATED AUGUST 5, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Guillozet, aye; Mr. Falcoski, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Ms. Crane, aye. The motion was approved.

3. **Variances** – Rear & Side Yard Setbacks – New Garage – **117 W. New England Ave.** (Jeffrey & AnnMarie McCallister) **BZA 34-2020**

Mr. Brown reviewed the following from the staff memo:

Background & Request:

This property is located in the R-10 (Low Density Residence) Zoning District in Old Worthington. The surrounding properties are also single-family homes in the R-10 District. The lot is 60-feet in width and 134-feet in length for a total lot size of 8,040 square feet in size.

The applicant is proposing to replace an existing garage and shed with a new larger garage that will need to encroach into the required side yard and rear yard for accessory buildings.

There is an existing approximately 20' x 20' existing garage and a 14' x 20' shed that will be replaced with a new 20' x 26' garage with storage above that will be 3-feet from the side and rear property lines. The applicant is requesting this variance so that the property owner can construct a new garage.

Worthington Codified Ordinances:

Section 1149.08(b) states any accessory building must be at least 10-feet from the rear lot line and 8-feet from the side lot line.

Request:

The applicant is requesting to construct a new garage in the required rear yard and side yard. The garage is proposed to be 3-feet from the side and rear lot line; a variance of 5-feet for the side lot line and 7-feet for the rear lot line is requested.

Conclusions:

The essential character of the neighborhood should not be substantially altered long term as there are several other accessory buildings in Old Worthington located 3-feet from the side and rear lot lines.

The existing detached garage and shed are located 4-feet from the side lot line and the shed is located 3-feet from the rear lot line. The Board granted a Variance on June 5, 2003 for the shed to be located 3-feet from the rear lot line and 4-feet from the side lot line. The existing garage appears to be constructed when the home was constructed in the early 1900's.

The garage will be in the same general location as the existing garage and shed. With the removal of the shed, the new garage will be constructed back towards the rear of the lot in line with the neighbor's garage to the east.

Exiting lots in Old Worthington typically do not meet the size and frontage requirements for the R-10 District. The lot is only 60-feet wide where the R-10 District requires 80-feet and the lot size is only 8,040 sq. ft. in size where the R-10 District requires 10,400

sq. ft. These two site conditions attribute to the need or reduced setbacks in Old Worthington.

The proposal was reviewed and approved by the Architectural Review Board on July 9, 2020.

The delivery of government services should not be affected with the installation of the porch.

Discussion:

Mr. Brown swore in the applicants, Mr. Jeffrey McCallister, and Mrs. Annmarie McCallister, 117 W. New England Ave., Worthington, Ohio. Board members had no questions or concerns. Ms. Crane asked if there were any emails or callers and Mrs. Bitar said no.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY JEFFREY & ANNMARIE McCALLISTER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A GARAGE TO BE CONSTRUCTED IN THE SIDE YARD AND REAR YARD AT 117 W. NEW ENGLAND AVE., AS PER CASE NO. BZA 34-2020, DRAWINGS NO. BZA 34-2020 DATED AUGUST 7, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Guillozet, aye; Mr. Falcoski, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Ms. Crane, aye. The motion was approved.

4. **Variance** – Accessory Building Total Area – New Garage – **638 Seabury Dr.** (James W. Bihari) **BZA 35-2020**

Background & Request:

This property is located in the R-10 (Low Density Residence) Zoning District in Kilbourne Village. The surrounding properties are also single-family homes in the R-10 District. The lot is approximately 60-feet in width and 158-feet in length for a total lot size of 12,194 square feet in size.

The applicant is proposing to construct a new detached accessory building that will exceed the permitted 850 sq. ft. total for accessory buildings.

There is an existing attached garage that is approximately 447 sq. ft. in size. The applicant would like to construct a new detached garage that would be 22' x 22', which would be 484 sq. ft. in size bringing the total square footage of accessory building area to 931 sq. ft. The applicant is requesting a variance so that the property owner can construct a new garage.

Worthington Codified Ordinances:

Section 1149.08(b) states that the total accessory building area cannot exceed 850 sq. ft. in size.

Request:

The applicant is requesting to construct a new garage that would exceed the permitted 850 sq. ft. of accessory building area. The total accessory building area would be 931 sq. ft.; a variance of 81 sq. ft. is requested.

Conclusions:

The essential character of the neighborhood should not be substantially altered.

The garage will be located to the rear of the site and will not be completely visible from the public right-of-way.

The garage will also be able to meet the standards outlined in Section 1149.08(b) for setbacks from the side and rear lot lines.

The delivery of government services should not be affected with the installation of the porch.

Discussion:

Mr. Brown swore in the applicant, Mr. James Bihari, 638 Seabury Dr., Worthington, Ohio. Mr. Bihari said he would like to build his garage twenty-two feet instead of twenty. He said he needed the extra space to be able to get into his car because the space is tight right now. Mr. Coulter asked how far away the tree was from the property line. Mr. Bihari said the tree was 8.5 feet from the property line. Mrs. Bitar said the neighbor to the south had some concerns and sent in an email to be read.

“Hello,

We are writing to express concerns regarding the request for a variance at 638 Seabury Dr. for a new garage structure. Our primary concern is that the space between the owner's tree at the end of the driveway and our property line is not wide enough for construction equipment and/or cars to pass through without creating lasting damage to our property. The owner intends to drive cars to and from the new garage through that space. We are also

concerned that the space surrounding the new structure will not be maintained in a manner that is consistent with the neighborhood standards.”

Thanks for your time,
Bobby and Derrin Ritchie
630 Seabury Dr.
Worthington, Ohio

Mr. Bihari said he knew his neighbor was concerned about her yard getting torn up so that was why he hired a surveyor to make sure there would be enough room to avoid harming the neighbor’s yard, whose property line is 8.4” from the tree. Mr. Bihari said he had enough room to drive through the other side of the tree, which is closest to his house. Ms. Crane asked if there were any other emails or calls and Mrs. Bitar said no. Mr. Guillozet asked Mr. Bihari if either of his neighbors have a large garage or shed behind their homes and Mr. Bihari said one of his neighbors had a shed.

Mr. Seitz asked Mr. Brown for clarification related to size and access to the garage. Mr. Brown replied that it would be similar to just a large shed and that we don’t require access to a shed.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY JAMES W. BIHARI FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A GARAGE TO BE CONSTRUCTED THAT WILL BRING THE TOTAL ACCESSORY BUILDING SQUARE FOOTAGE OVER 850 SQ. FT. AT 638 SEABURY DR., AS PER CASE NO. BZA 35-2020, DRAWINGS NO. BZA 35-2020 DATED AUGUST 7, 2020, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Guillozet, aye; Mr. Falcoski, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Ms. Crane, aye. The motion was approved.

C. Other

There was no other business to discuss.

D. Adjournment

Mr. Guillozet moved to adjourn the meeting, and Mr. Seitz seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 8:25 p.m.

DRAFT



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Table with 1 column and 4 rows: Case # TUP 01-2020, Date Received 6-4-2020, Fee \$50.00pd, Meeting Date 7-2-2020, Filing Deadline

- 1. Property Location 6580 HUNTLEY RD
2. Present/Proposed Use I-2 WAREHOUSING
3. Zoning District I-2
4. Applicant GARY MOORE LEU
Address 6580 HUNTLEY RD
Phone Number(s) 614 496-1465
Email GMOORE@SUPERGAMES.ORG
5. Property Owner DIRECT INSTRUCTIONAL SYSTEM SYSTEMS
Address 6580 HUNTLEY RD DBA-SUPER GAMES
Phone Number(s) 614-496-1465
Email GMOORE@SUPERGAMES.ORG
6. Action Requested (ie. type of variance) TEMPORARY PERMIT TO ALLOW USE OF DICKLEBALL TRAINING CENTER
7. Project Details: AND SMALL SCALE PICNIC AREA
a) Description
b) Expected Completion Date 7-15-2020
c) Approximate Cost USE OF EXISTING EQUIPMENT

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Signature of Applicant
Applicant (Signature)

6-1-2020
Date

Signature of Property Owner
Property Owner (Signature)
Super Games

6-1-2020
Date

ABUTTING PROPERTY OWNERS
FOR
6580 Huntley Rd.

Northpointe Distribution Center LLC
Kimrae LLC
Diamond Innovations, Inc.
Mettler-Toledo, Inc.

1111 Superior Ave. #1100
3777 Nicoya Ct.
6325 Huntley Rd.
6660 Huntley Rd.

Cleveland, OH 44114
Lewis Center, OH 43035
Columbus, OH 43229
Columbus, OH 43229



535 B Lakeview Plaza Blvd | Columbus OH 43085
P: 614.846.8946 | F: 614.847.1794

City of Worthington, Ohio
Planning Coordinator
Linda Bitar
RE: Rezoning or conditional use permit

7-25-2020

To whom it may concern:

Direct Instructional Support Systems, Inc 6580 Huntley Road, Worthington , Ohio (dba: SuperGames) requests a change of zoning from I-2 to I-1 or a conditional use permit to allow tothe opportunity to develop a additional revenue stream (Pickleball Training Center), to deal with the impact of the COVID 19 pandemic upon the current SuperGames business model of large events.

The Pickleball Training Facility would serve an additional recreational opportunity for the citizens of Worthington. The two courts would require less than 8% of the total square footage of the building. Participation would be limited to ten participants since there are only two courts available. The expansion of the north parking lot in the fall of 2019 provides an additional 48 parking spaces.

Best Regards,

Gary Moore, Ph.D. CEO
Gmoore@supergames.org
Direct Instructional Support Systems Dba SuperGames

CITY OF WORTHINGTON

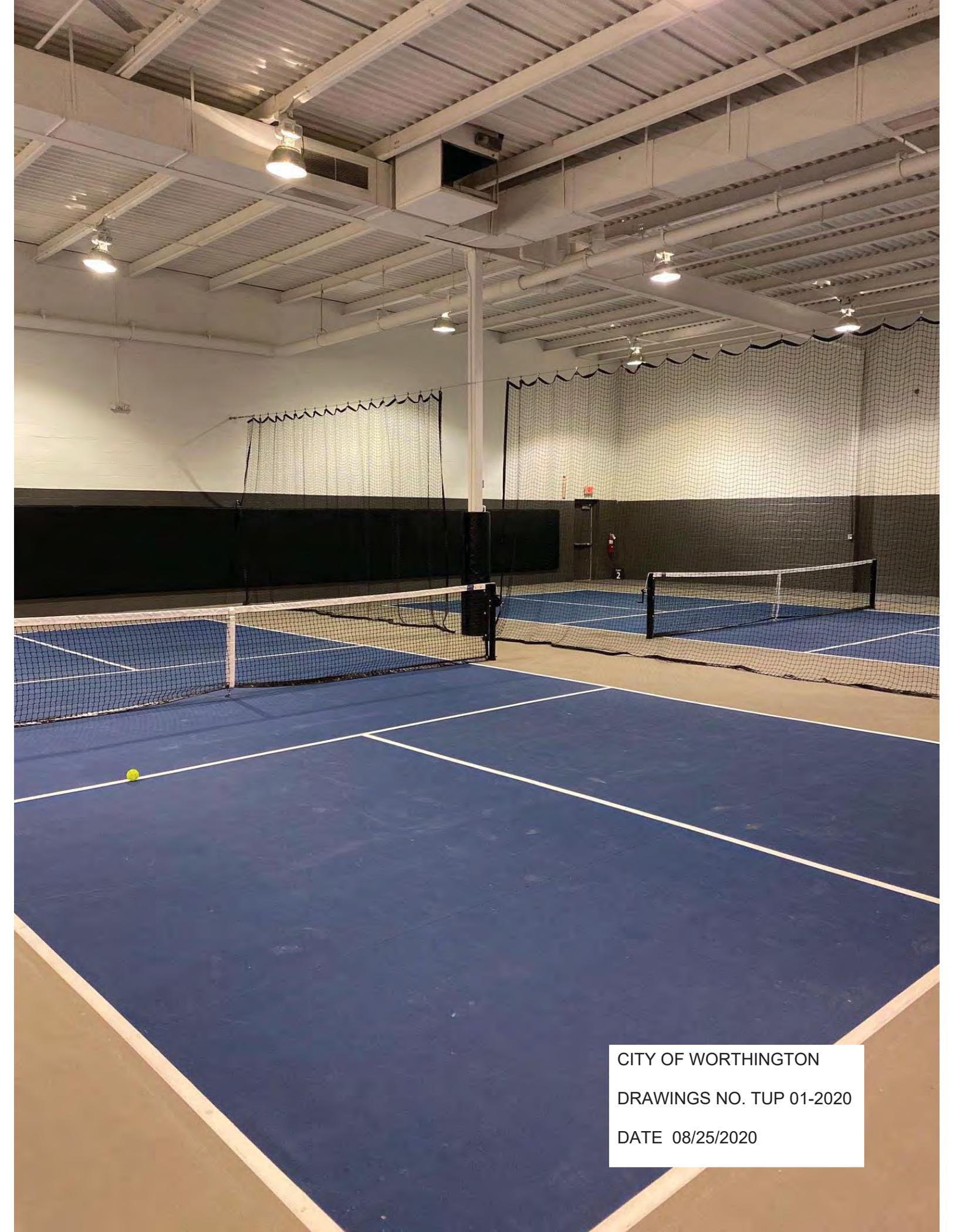
DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

6580 Huntley Rd.



100-006136 04/24/2017



CITY OF WORTHINGTON
DRAWINGS NO. TUP 01-2020
DATE 08/25/2020

**Supporting Statement: Rezoning 6580 Huntley Rd. from I-2 to I-1
(REVISED 8/25/2020)**

In 2002 SuperGames moved into 535 Lakeview Plaza, and through a conditional use permit operated an indoor play center, warehousing and offices for SuperGames. Over that period SuperGames became one of the fastest growing large event companies in Ohio. Employing over a hundred local college students, teachers during the summer months and operated summer camps for children bringing in over a million dollars in payroll to the City of Worthington,. In 2019, as demand for large events grew even larger with the addition of several NFL teams as new clients, the non profit changed their business model to hosting only portable events, because the warehousing of all the new equipment left little room for the indoor play center and the 25,000 sq ft was tuned into warehousing. Soon we were outgrowing the Lakeview Property and needed to look for another larger location. Trying to find the perfect location we looked all over central Ohio to find freeway access and an affordable building. We wanted to stay in Worthington, but the opportunities for our building needs were not there.

Finally we looked at the Tropical Nut and Fruit company building on Huntley Road. The building needed major renovations, leaky roofs, removing heavy manufacturing equipment, interior and exterior cleaning and painting, HVAC upgrades, office remodeling the zoning was not ideal since we could not host any small events there because of the I-2 Zoning classification our non profit board of trustees decided to take a chance on the growth of large events and purchase the building.

With the help of our local FC Bank we were able to purchase the building. A renovation budget of \$350,000 and a \$12,500 FACAD grant from the city of Worthington we were able to ad new signage, additional parking, employee fitness area, interior office renovations, overhead door installations to name a few. We transformed a building that had sat almost empty for the past 10 years to one of the most attractive on the Huntley Road Corridor.

We sub leased 535 Lakeview Plaza facility to the Greater Ohio Volleyball Club to take over the final year of our lease. We did not to leave a vacant building with not tax revenue for the City.

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

THEN COVID 19.

Since the stay at home order from the State of Ohio basically shut down all revenue opportunities for a large event company like SuperGames, it has been a challenge trying to stay afloat with the current business model. We are making PPE for the medical industry, donating wrote give face shields for area EMT units, supporting the Worthington Food Bank by transporting over 25,000 pounds of food from the Mid Ohio Food Bank, manufacturing counter shield and hand sanitizer stations for area schools as they prepare for a new way of educating children in the fall. In fact we are building over 500 counter shields for the Worthington, Arlington, Grandview, Delaware and Olentangy Schools.

Although this helps pay our mortgage, these free services or low margin sales do not help us stay in business with the current model.

We are able to hold on since we received a PPP grant from the SBA to maintain our 20 FT employees through June 30th at a 75% salary level. It is imperative that we find additional sources of revenue going forward. we forecast that all these employees will return to unemployment on July 1, 2020 when the PPP funds run out and large events are not allowed to take place.

We are concerned that if we don t look to the future, the 6580 Huntley building will revert to an empty shell again bringing in no tax revenue for the City of Worthington from the 20 Full Time and 100 seasonal employees, most of which are Worthington young people.

THE FUTURE

As no one knows for sure where this all will end up we must plan ahead to maximize the revenue sources for every square inch of the 6580 Huntley Rd. property.

We estimate that our residents are not in a big hurry to go back to a crowded recreation facilities and the emphasis will be on small satellite recreational opportunities indoors and outdoors.

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

Pickleball is the fastest growing sport in America and lends itself to well to the demands this virus has placed upon us.

1. A sport that can be played by all ages. Seniors are the age group that has driven this surge, but its is making its way to the youth and college students.
2. It is played on a small footprint, instead of 4 people on a tennis court, we can get two courts on one tennis court, providing 100% more participation.
3. In many communities, the sport has dominated the recreation environment. In Naples, Fla, The East Naples Community Park, has over 50 pickle ball courts and is a major contributor to the Naples Economy.

As we built out the warehousing space at our 6580 facility we were left 5000 sq ft open for future expansion of the warehouse. Our employees constructed two temporary pickle ball courts for some exercise.

As we were brainstorming ways to produce some additional revenue, one idea is to convert the NW corner of the building (5000 sq ft) to a revenue producing venue to operate a pickleball trying center. This portion of the building is isolated from the rest of the warehouse facility and will make for easy access for guests to participate. Since there are only space for two courts the occupancy will be 10 guests or less with no food or beverages will be served. We anticipate this being used by area professional for individual lessons and a practice venue for Pickleball Pros on the pro pickle ball circuit.

This would be the only indoor dedicated pickle ball courts in Ohio since most players use area tennis courts. To follow CDC and COVID Guidelines we limit the total number in the participants on the courts to 12. (8 participating and 4 participants being used as subs if we have no shows. If we have participants waiting we have a over 700 sq ft at the end of the south end of the courts for those 4 people to socially distance. No spectators would be permitted. Since it is doubtful that the Worthington Recreation Department will not be offering pickle ball in their gymnasiums this fall, this would be the only place to play PB in Worthington in the foreseeable future.

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

Since we are in the I-2 Zoning district we were informed by the City that this is not a permitted use, even if it only accounts for less than 8% of the total sq footage of the building.

We see two possible solutions:

1. Apply for rezoning from I-2 to I-1 with a conditional user permit, since there is precedent that a I-1 Zoning parcel within the I-2 district already exists. (The Orkin Property)
2. We receive a temporary permit from the City to operate this activity until such time that the COVID 19 Pandemic has passed and we can return to large events (18 month permit). I know the City has allowed uptown restaurants to place signage to make citizens aware of carryout opportunities for area restaurants. I m not sure if this would fall under the same considerations or require an Emergency Order from the City Manager.

We look forward to continuing this discussion.
Best regards,

Gary Moore, CEO
SuperGames
gmoore@supergames.org
cell: 614 496-1465

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020

• QUESTIONS PERTAINING TO THE REZONING APPLICATION FOR 6580 HUNTLEY RD.

- **1.** Ohio Building Code – Comments from Don Phillips related to the Temporary Use Permit for the "Pickleball Courts". The owner can amend the current permit that is still open to include this new A-3 in the building. The owner's architect can analysis ways to update the construction documents showing compliance with the 2017 Ohio Building Code. It could also mean a fire safety and evacuation plan in compliance with the 2017 Ohio Fire Code.
- **2.** Impacts related to the Ohio Building Code as it pertains to including your outdoor recreation area.
- **3.** Restrooms – floorplan needed to show the location of the restrooms, pickleball area and outdoor area. How will people access the restrooms. Will your restrooms meet the requirements found in the Ohio Building Code.
 - **RERESPONSE :** Restrooms meet requirements , only 12 participants in the building at one time. Restrooms located adjacent to the pickleball courts.
 - **SEE A1-1**
- **4.** Parking – parking standards and site plan showing where parking will be allocated and will it meet Code requirements. This could be an issue as it pertains to meeting requirements for the main business and the Temporary businesses.**RESPONSE:** Twelve parking spaces anticipated for the pickleball courts. Due to the downturn in business of SuperGames , we are doing only 35% of business compared to 2019 and with only 50% of the original employees. **SEE C-2**
- **5.** Outdoor occupancy – size of outdoor area? Will it be fenced? If so, how will it be fenced.**RESPONSE:** This program tabled until business improves, we will re submit if the program becomes necessary.
- **6.** Food Trucks – is this occurring every single day or just a few days a week. We will need to know this as it pertains to your Temporary Use Permit.**RESPONSE:** No Food trucks
- **7.** Hours of Operation for the pickleball court and outdoor area?**RESPONSE:** 7am-8pm weekdays, 7am-8pm weekends
- **8.** Floorplan needed showing how people will access the building and the outdoor recreation area. **Response:** See A1-1

- **9.** Signage – no signage has been proposed, so you would not be permitted to install temporary signage. **Response:** No signage needed
- **10.** Alcohol – you reference alcohol in your application. You will need to meet at State standards and requirements for alcohol. **RESPONSE:** No Alcohol served.
- **11.** Lighting – are you proposing outdoor lighting? If so, we ill need to know what this is going to be. We see string lights shown in one of your pictures. **RESPONSE;** No outdoor programming at this time, therefore no lighting required

CITY OF WORTHINGTON

DRAWINGS NO. TUP 01-2020

DATE 08/25/2020



**SUPER GAMES RENOVATION
PARKING LOT ADDITION**
8980 HUNTLEY ROAD
FRANKLIN COUNTY
WORthington, OHIO

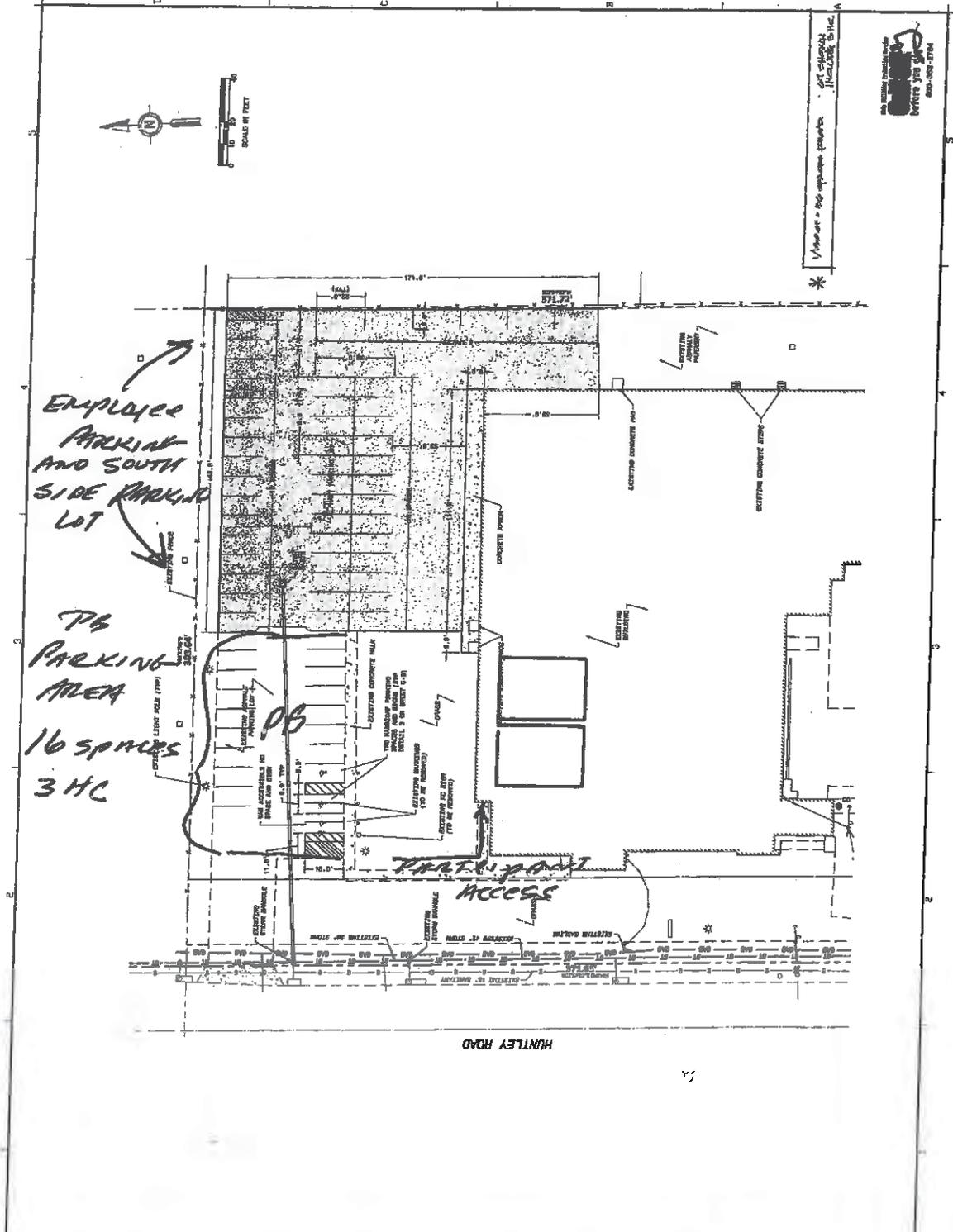
**SUPER GAMES
PICKLEBALL COURT**

8980 HUNTLEY ROAD
WORthington, OHIO

PROJECT NO.	2020
DATE	08/25/2020
SCALE	AS SHOWN
BY	...
CHECKED BY	...
DATE	...
PROJECT	...
LOCATION	...
OWNER	...
DESIGNER	...
DATE	...

08/27/2020
SITE PLAN
2027

C-2



Employee
Parking
and South
Side Parking
Lot

PB
Parking
Area
16 spaces
3 HC

Participant
Access

HUNTLEY ROAD



CITY OF WORthington
DRAWINGS NO. TUP 01-2020
DATE 08/25/2020

C-2

FIRE ALARM LEGEND
 AND SEE ALL SYMBOLS LISTED BELOW AND APPLICABLE TO THE PROJECT

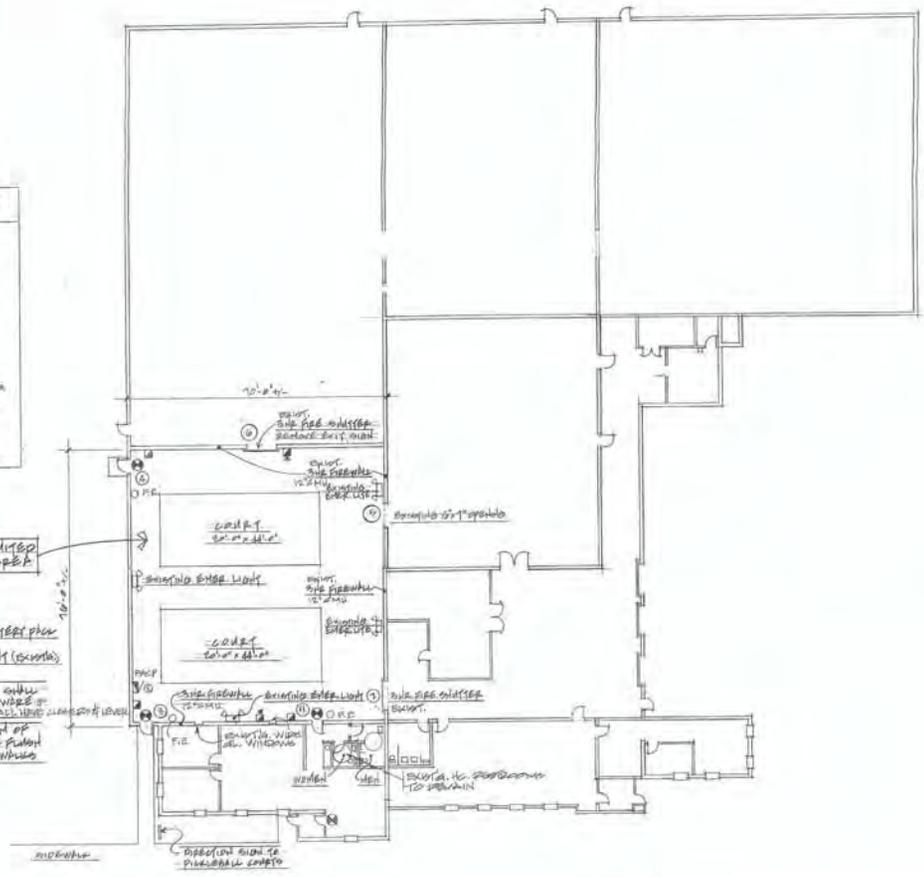
☐	THE ALARM CONTROL PANEL WITH SYSTEM SIGNAL
☐	NON-FUNCTIONAL COMPONENT
☐	SMOKE PULL
☐	FULL SMOKE PULL IN 4' AT AFF.
☐	SMOKE DETECTOR
☐	HEAT DETECTOR
☐	MIXED CONTROL DEVICE
☐	MIXED OPEN DEVICE
☐	SMOKE SMOKE OR STRANGLER CONTROL
☐	FIRE SMOKE OR STRANGLER CONTROL
☐	SMOKE DETECTOR SIGNALS AND MONITORED BY FIRE CONTROL
☐	FIRE ALARM ANNUNCIATOR PANEL

NOTE: ALL WORK LIMITED TO PICKERBALL COURT AREA

☐ P.E. CONTROL
 ☐ EXISTING EXIT LIGHTS W/ PATTERNS
 ☐ EXISTING EXIT LIGHT (EXISTING)

NOTE: DOORS 3, 4 & 11 ONLY - HAVE PATTERNS RECOGNIZED BY ALL PEOPLE - ALL LEVELS - ALL LEVELS

NOTE: EXISTING BUFFER OF EXIT DOORS ARE FURNISH WITH CALCULATED VALUES



FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1. WIRE P.N. SYSTEM INTO EXISTING SECURITY SYSTEM CIRCUIT.

CITY OF WORTHINGTON
 DRAWINGS NO. TUP 01-2020
 DATE 08/25/2020



WWW.DNWAE.COM
DESIGNNetwork
 Discover, Design, Deliver
 41 Fellows Avenue, West Jefferson, Ohio 43162 (614) 406-0124
SUPER GAMES REMODEL
PICKERBALL COURTS
 6580 HUNTLEY ROAD WORTHINGTON, OHIO 45085



REVISIONS

DATE 8/07/2020

JOB NUMBER

2027

SHEET NUMBER

A1.1



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case #	B2A 36-2020
Date Received	08/26/2020
Fee	\$75.00 PA
Meeting Date	10/01/2020
Filing Deadline	
#	68974

1. Property Location 74 ORCHARD DRIVE, WORTHINGTON, OH
2. Present/Proposed Use RESIDENCE / RESIDENCE 43085
3. Zoning District R-10
4. Applicant PETER & JOAN MACRAE
 Address 74 ORCHARD DRIVE, WORTHINGTON, OH 43085
 Phone Number(s) 614-205-6805
 Email P.MACRAE@MACRAEARCHITECTURE.COM
5. Property Owner PETER & JOAN MACRAE
 Address 74 ORCHARD DRIVE, WORTHINGTON, OH 43085
 Phone Number(s) 614-205-6805
 Email P.MACRAE@MACRAEARCHITECTURE.COM
6. Action Requested (ie. type of variance) SIDE YARD SETBACK ALONG HARTFORD STREET
7. Project Details:
 - a) Description NEW GARDEN ENCLOSURE - FENCE
 - b) Expected Completion Date FALL 2020
 - c) Approximate Cost \$2,200.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

08/26/2020

Date

Property Owner (Signature)

08/26/2020

Date

ABUTTING PROPERTY OWNERS
FOR
74 Orchard Dr.

Name	Na Address	Citystatezip
Sheila Sahl	84 Orchard Dr.	Worthington, OH 43085
James & Kathryn McKeown Jr. Resident	73 Howard Ave. 66 Orchard Dr.	Worthington, OH 43085 Worthington, OH 43085
Gregory Collins	160 W. Wilson Bridge Rd.	Worthington, OH 43085
Buford & Cheryl Blake	79 Howard Ave.	Worthington, OH 43085
Trevor Brown & Elizabeth Haydel Resident	73 Orchard Dr. 57 Howard Ave.	Worthington, OH 43085 Worthington, OH 43085
Joseph Hall & James Davis	415 N. Front St., Apt 403	Columbus, OH 43215
James Morrison & Marjorie Blain	57 Orchard Dr.	Worthington, OH 43085

Date: August 26, 2020

To: City of Worthington
Board of Zoning Appeals
374 Highland Avenue
Worthington, OH 43085

Attn: Planning Department

Re: Macrae Residence – Garden Enclosure Fence
74 Orchard Drive
Worthington, OH 43085

Appeal: Relief from the current “front yard” limitations on the Hartford Street side of the corner property to allow application of “side yard” compliance requirements.

To Whom It May Concern:

The purpose of the project is to create a deterrent to the large and growing deer population who have increasing foraged upon the landscape materials on the subject property to the point where many plant species have been eaten to the ground and/or killed.

The property neighbors to the North have their garden enclosing, Hartford Street “side” fence at their property/road ROW line and outside of the “front yard” building setback line. The proposed project fence would originate at the southwest, outside corner of the northern neighbor’s fence, matching their garden enclosure installation. The neighbor’s have been contacted and are in agreement with the proposed project as designed.

The proposed variance is minor in nature and mimics several of the neighborhood, corner lot fence installations located on the “sides” of their property. Please consider accepting the requested variance.

Sincerely,



Macrae ARCHitecture, LLC
74 Orchard Drive
Worthington, OH 43085

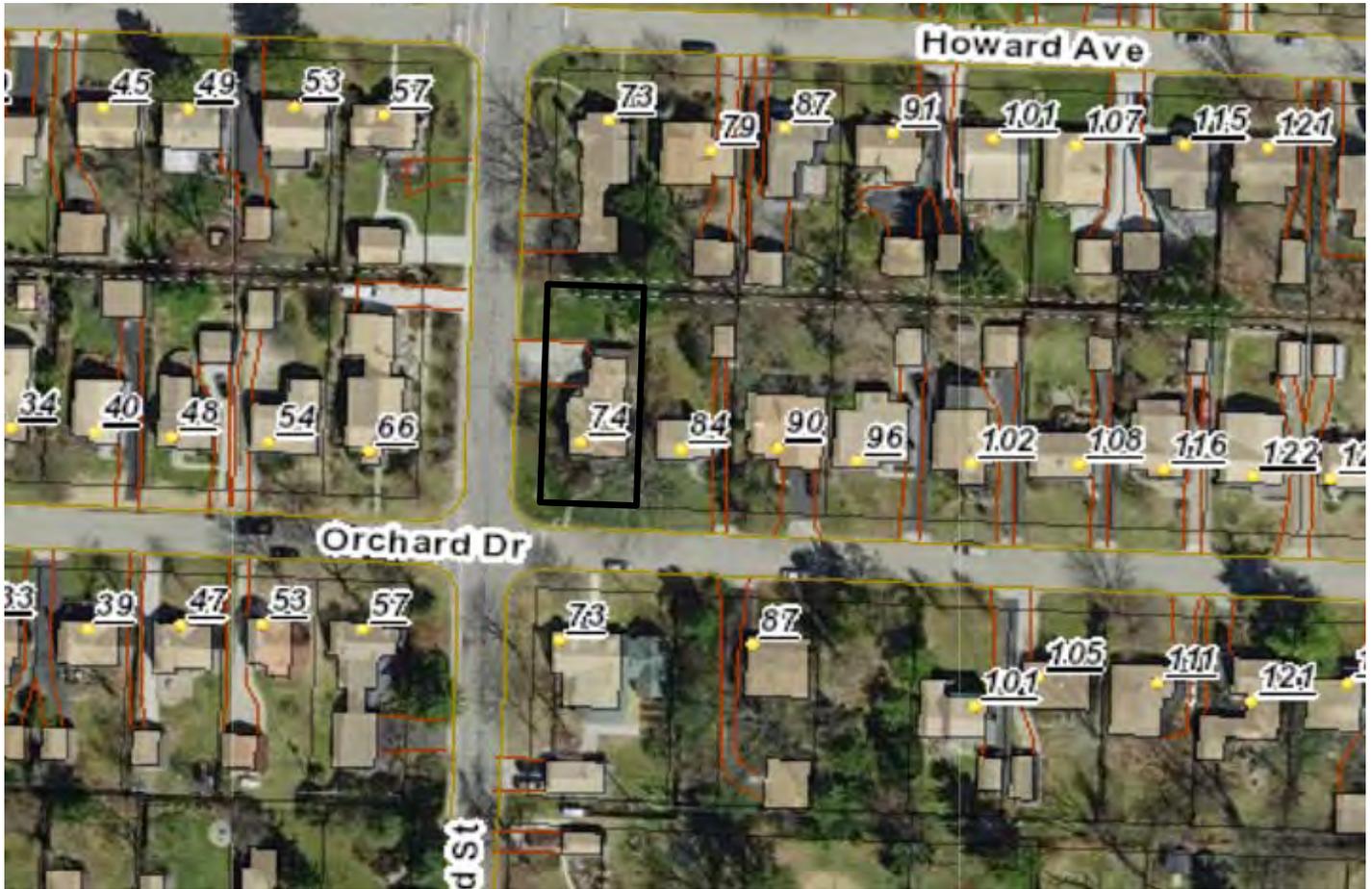
Peter S. Macrae, AIA
Principal

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020

74 Orchard Dr.



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

The Talon Group and/or Helpbringer Mortgage Services Inc.

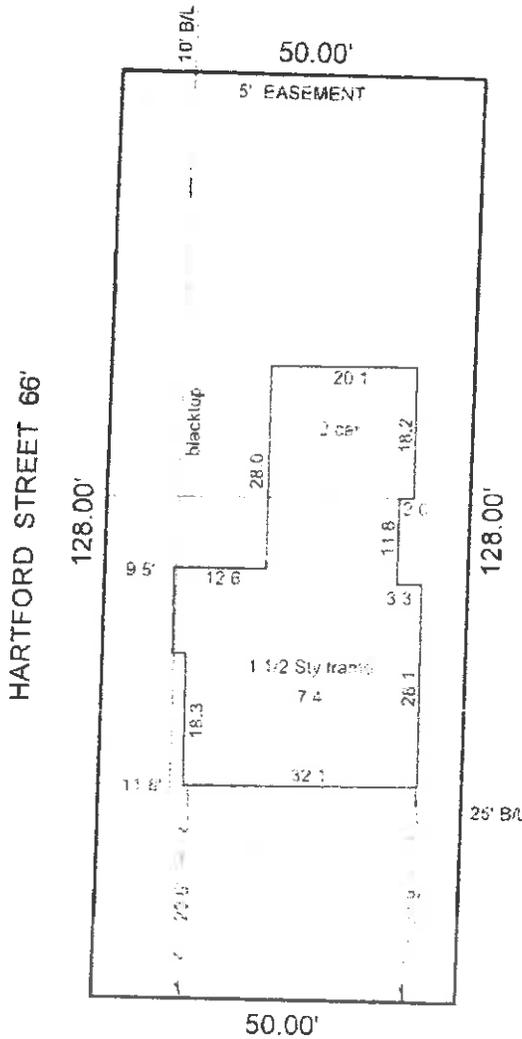
Legal Description: Situated in Ohio, County of Franklin, City of Worthington, Being Lot 73 Park Highlands Plat Book 17, Page 152

Applicant: Macrae

Posted Address: 74 Orchard Drive, Worthington, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390181 0135H

Apparent Encroachments: 1) House Over Building Line.



20' 10' 0' 20'



Scale: 1" = 20'

Date: 7 - 13 - '04



// We have received a copy of this survey & find the conditions acceptable.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020

ORCHARD DRIVE 50'



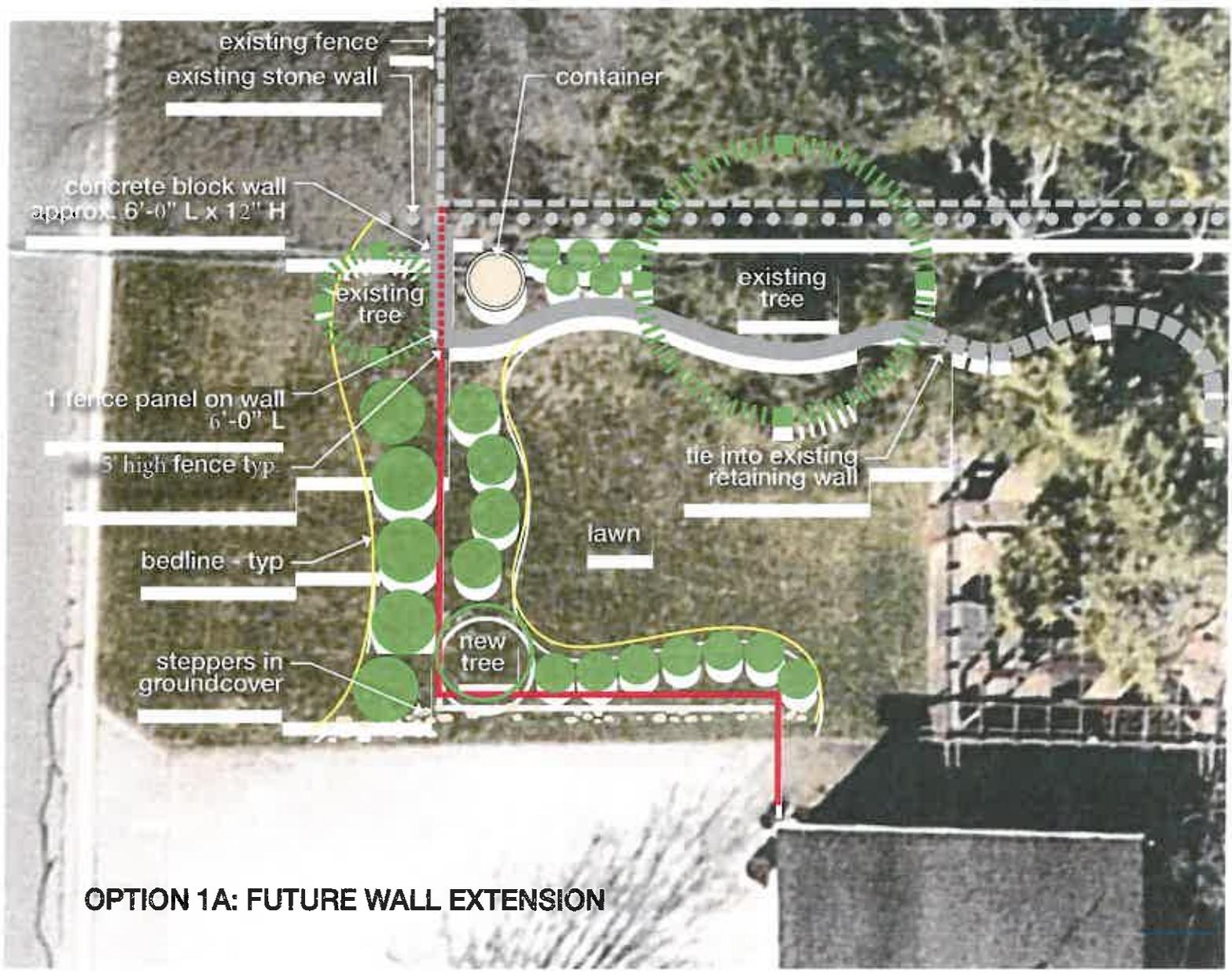
We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-09 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

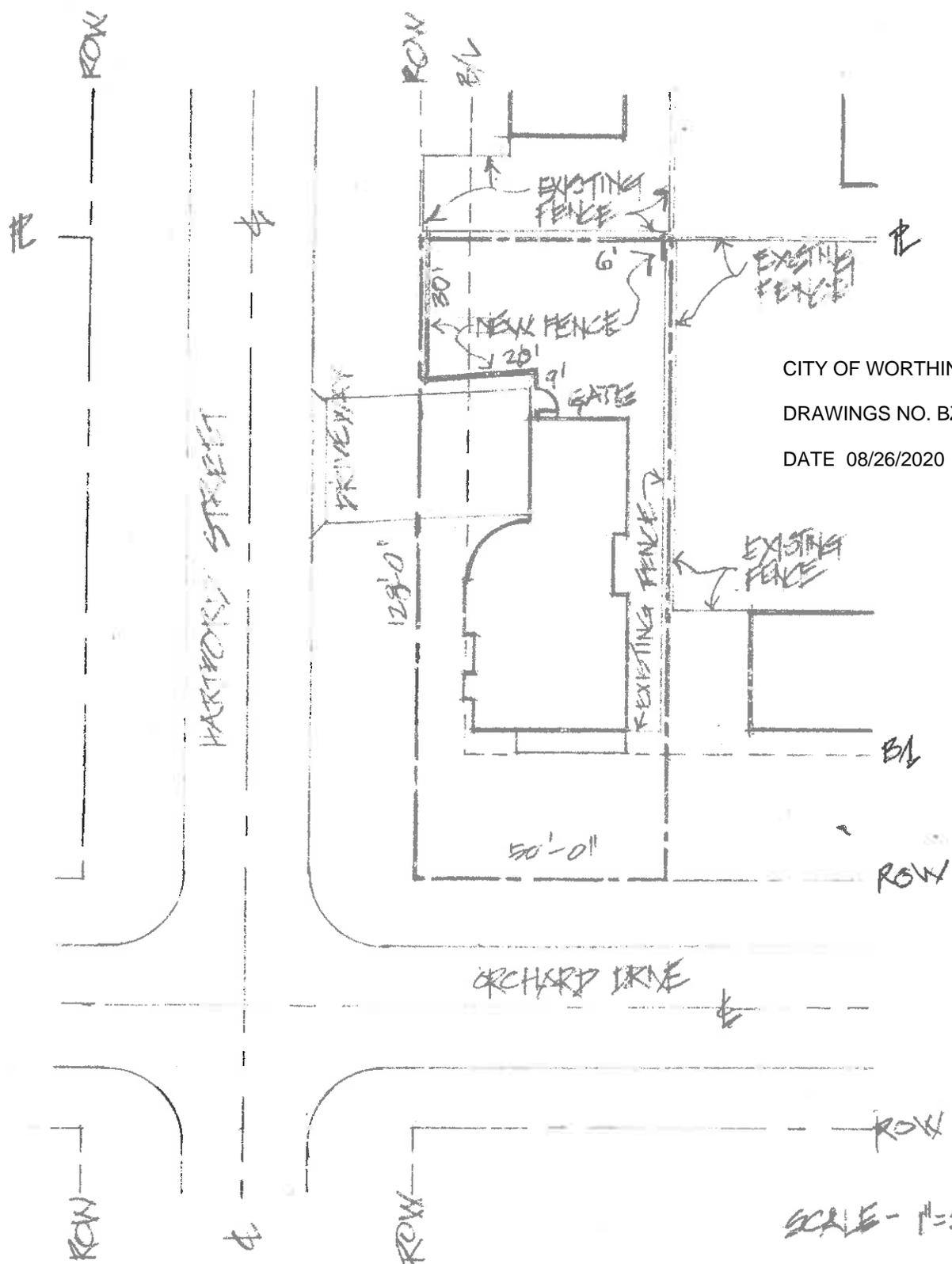
Myers Surveying Co., Inc.

By *Albert J. Myers*
 Professional Surveyor

Myers Order No. - 56-07/12/04 | Rec. *AF* | Field *JW* | DWG *AF* | Ltr. *MS* | Ck. *MS*



CITY OF WORTHINGTON
 DRAWINGS NO. BZA 36-2020
 DATE 08/26/2020



CITY OF WORTHINGTON
 DRAWINGS NO. BZA 36-2020
 DATE 08/26/2020

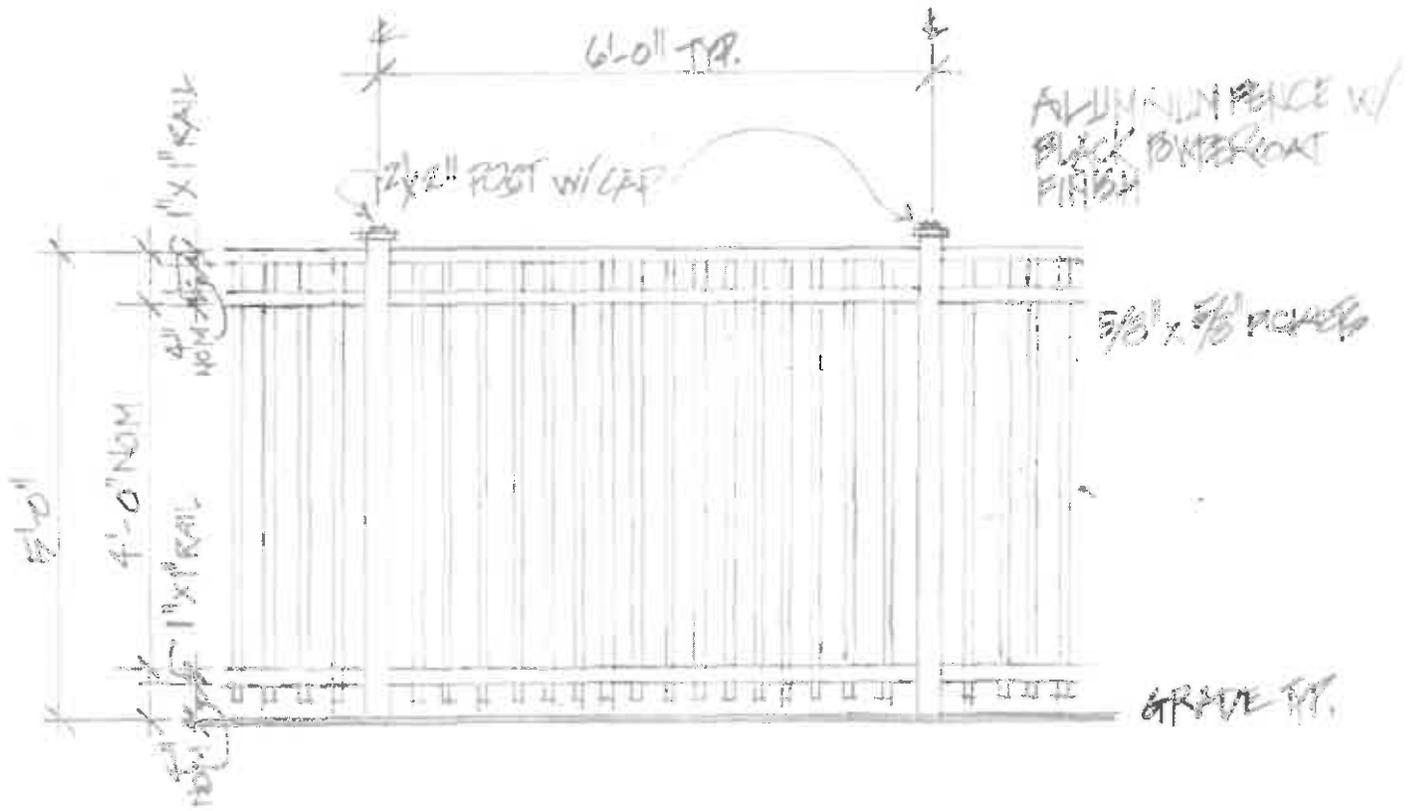
SCALE - 1" = 30'-0"

MACRAE RESIDENCE
 74 ORCHARD DRIVE
 WASHINGTON, OH 43080
 GARDEN ENCLOSURE - FENCE PER-ORDER OF SP

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020



MACKRAE RESIDENCE

74 ORCHARD DRIVE
WORTHINGTON, OH 43082

GARDEN ENCLOSURE - FENCE DATE 08/26/2020

EL



Mae Aluminum

CITY OF WORTHINGTON
DRAWINGS NO. BZA 36-2020
DATE 08/26/2020





CITY OF WORTHINGTON
DRAWINGS NO. BZA 36-2020
DATE 08/26/2020



close

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020



109 E Main Street
 Fulton, OH 43321
 Tel. 614.929.3526
 Fax. 740.936.9991
 www.MaeFence.com

Notes:

CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020

Proposal Date **8-5-20**
 Expiration Date
 Target Install Date

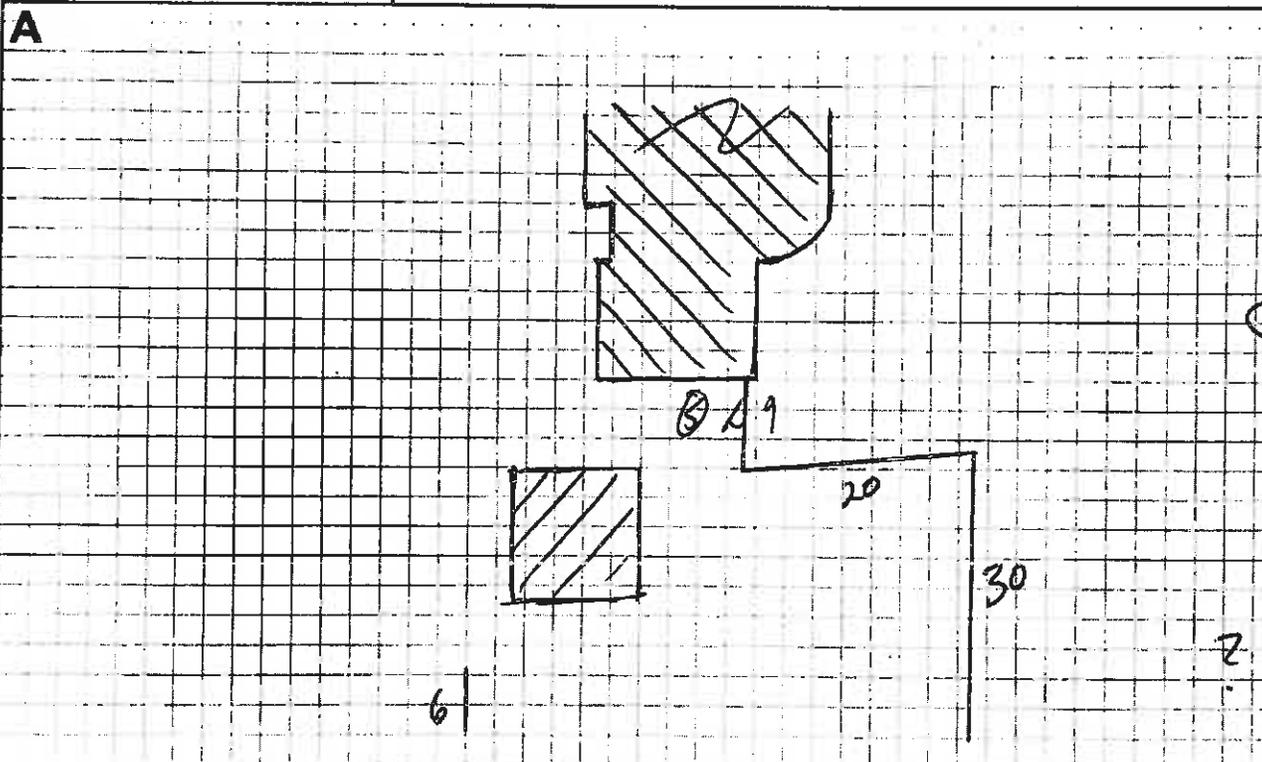
Name Peter & Joan Macrae		811 DIG #
Address 74 Woodward Dr		Job Address
City, State, Zip Worthington 43085		Email DMAcrae@MAE.FENCE
Home Phone (614) 205-6805	Cell	County/ Township/ Subdivision architecture.com
Other		

Customer Responsibilities:

- Obtain Permit / Variance
- HOA Approval
- Provide Legal Survey
- Clear Fence Line
- Contain Animals
- Locate Private Utilities

Please Review:

- Dirt removal is ~~not~~ included unless otherwise specified. COST TO REMOVE \$ _____
- The fence will follow the natural contour of the property unless otherwise specified.
- Under no circumstances is Mae Fence responsible for damages to private lines and/or items not professionally located by utility companies, including sprinkler lines, drain tiles, electric fence, and sump pump.
- Customer understands checking (cracking) in wood is normal and will not impact its structural integrity.
- A small degree of construction activity and refuse may occur.



Total Footage	65
T.D: FTG	<input checked="" type="checkbox"/>
Haul: FTG	<input checked="" type="checkbox"/>
<input type="checkbox"/> Wood	
<input type="checkbox"/> Link	
<input type="checkbox"/> Other	
Leave Dirt by Post or Haul Dirt Away	<input checked="" type="checkbox"/>
# Breaks <input type="checkbox"/> Con <input type="checkbox"/> Asp	
Transition Slopes	
Removable Panels	
Permits/Approvals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ 250
City and Association fees are included	
PLAT OF SURVEY MUST BE PROVIDED	

PAYMENT TERMS:	Payment 1		Payment 2		Payment 3		TOTAL
	\$	Date	\$	Date	\$	Date	\$
<input checked="" type="checkbox"/> 50 % DEPOSIT Balance to be paid to installation crew chief or office upon completion							\$ 2175
<input type="checkbox"/> _____ % DEPOSIT							\$ 1088
Terms: _____	Exp	Sec	Exp	Sec	Exp	Sec	BALANCE \$

ACCEPTANCE OF PROPOSAL:

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION

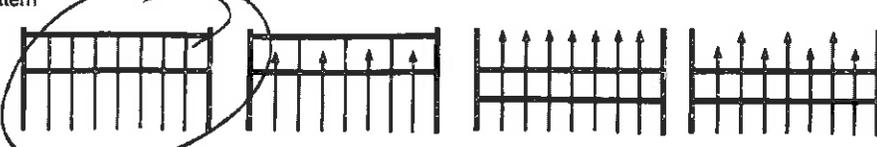
The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined in this contract. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed only upon written orders and will become an extra cost over and above the sale price. Cancellation of this contract after three business days will result in a 20% restocking fee. In the event of a default payment, Mae Fence may place the account with an agency and/or attorney for collection. Mae Fence may record and enforce a mechanic's lien against the property on which the project was installed in accordance with the Mechanic's Lien Act, as amended. Customer agrees to pay all fees and costs associated with default payments. Our employees are fully covered by workman's compensation insurance.

Payment is due immediately following installation.

Company Representative Kevin (614) 273-4374	Customer Signature	Date
---	--------------------	------

Name:

Target Install Date:

Height 5	Material <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input type="checkbox"/> Other: _____	Color <input checked="" type="checkbox"/> Black <input type="checkbox"/> White <input type="checkbox"/> Pewter <input type="checkbox"/> Bronze <input type="checkbox"/> Tan <input type="checkbox"/> Other: _____			
Pattern 				Other: _____	
Picket Size <input checked="" type="checkbox"/> 5/8" x 5/8" <input type="checkbox"/> 3/4" x 3/4" <input type="checkbox"/> 1" x 5/8" <input type="checkbox"/> 1" x 1"		Picket Top <input checked="" type="checkbox"/> None <input type="checkbox"/> Quad Finial <input type="checkbox"/> Pressed Spear <input type="checkbox"/> Triad Finial		Picket Spacing <input checked="" type="checkbox"/> Standard 3.75 <input type="checkbox"/> Other: _____	
# of Rails 3	Rail Placement <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Flush Bottom	Construction <input checked="" type="checkbox"/> Fitted <input type="checkbox"/> Bracketed	# of Bracketed Panels 	Panel Size <input checked="" type="checkbox"/> 6' Wide <input type="checkbox"/> 8' Wide	Rail Size <input checked="" type="checkbox"/> Standard 1 1/2 <input type="checkbox"/> Other: _____
Post Size 2"	Post Setting <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Flanged	# of Flanged Posts 	Post Top <input checked="" type="checkbox"/> Beveled Cap <input type="checkbox"/> Ball Cap	Coating <input checked="" type="checkbox"/> Powder Coat <input type="checkbox"/> Baked Enamel <input type="checkbox"/> Other: _____	
Gates <input checked="" type="checkbox"/> Single <input type="checkbox"/> Double	Amount 1	Width 5	<input checked="" type="checkbox"/> Straight <input type="checkbox"/> Arched <input type="checkbox"/> Arch/ Scroll	Hardware COMMUNITY	Notes
Gates <input type="checkbox"/> Single <input type="checkbox"/> Double	Amount 	Width 	<input type="checkbox"/> Straight <input type="checkbox"/> Arched <input type="checkbox"/> Arch/ Scroll	Hardware 	Notes
Gates <input type="checkbox"/> Single <input type="checkbox"/> Double	Amount 	Width 	<input type="checkbox"/> Straight <input type="checkbox"/> Arched <input type="checkbox"/> Arch/ Scroll	Hardware 	Notes

RETAIL: \$2500 + tax

Summer promo (exp 8-14) → **\$2175 ALL IN**

-13%, -sales tax, no handling fees

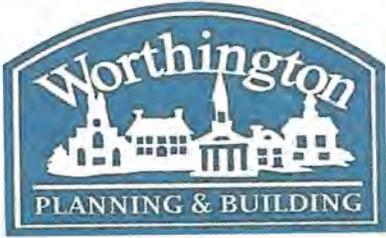
CITY OF WORTHINGTON

DRAWINGS NO. BZA 36-2020

DATE 08/26/2020

Customer Initial

GRAND TOTAL \$



City of
Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Table with 2 columns: Field Name, Value. Fields include Case #, Date Received, Fee, Meeting Date, Filing Deadline.

1. Property Location 98 East New England Avenue Worthington OH 43085

2. Present/Proposed Use Variance from City Zoning

3. Zoning District R-10

4. Applicant Mark and Susan Taylor

Address 98 East New England Avenue Worthington OH 43085

Phone Number(s) (614) 562-0831 / (614) 562-1546

Email mtaylor4242@gmail.com

5. Property Owner Mark and Susan Taylor

Address 98 East New England Avenue

Phone Number(s) (614) 562-0831 / (614) 562-1546

Email mtaylor4242@gmail.com

6. Action Requested (ie. type of variance) Installation of handrails within the minimum allowable distance

7. Project Details:

a) Description Two handrails

b) Expected Completion Date 10/1/2020

c) Approximate Cost \$1000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant Signature (Handwritten)

Date 8/27/2020

Property Owner Signature (Handwritten)

Date 8/27/2020

ABUTTING PROPERTY OWNERS
FOR
98 E. New England Ave.

Elizabeth Cooksey	93 E. New England Ave.	Worthington, Ohio 43085
Frederick Pfarr III	96 E. New England Ave.	Worthington, Ohio 43085
Daniel Bare & Tracy Steinbrenner	95 E. New England Ave.	Worthington, Ohio 43085
Frank & Kathy Cordray	668 Hartford St.	Worthington, Ohio 43085
Stephan & Tiffany Poteet	675 Morning St.	Worthington, Ohio 43085
Anish & Bharkha Mistry	100 E. New England Ave.	Worthington, Ohio 43085

ARB Supporting Statement:

We intend to install two handrails onto our front step. This will enable anyone accessing our front door to have a handrail to assist them in accessing the front step. It will also assist people when there are weather conditions, including ice, rain, and wind help themselves up the steps.

Note that the step dimensions are 7 ¼" high, 13 ½" deep, and 46 ½ " wide.



CITY OF WORTHINGTON

DRAWINGS NO. BZA 37-2020

DATE 08/27/2020

98 E. New England Ave.

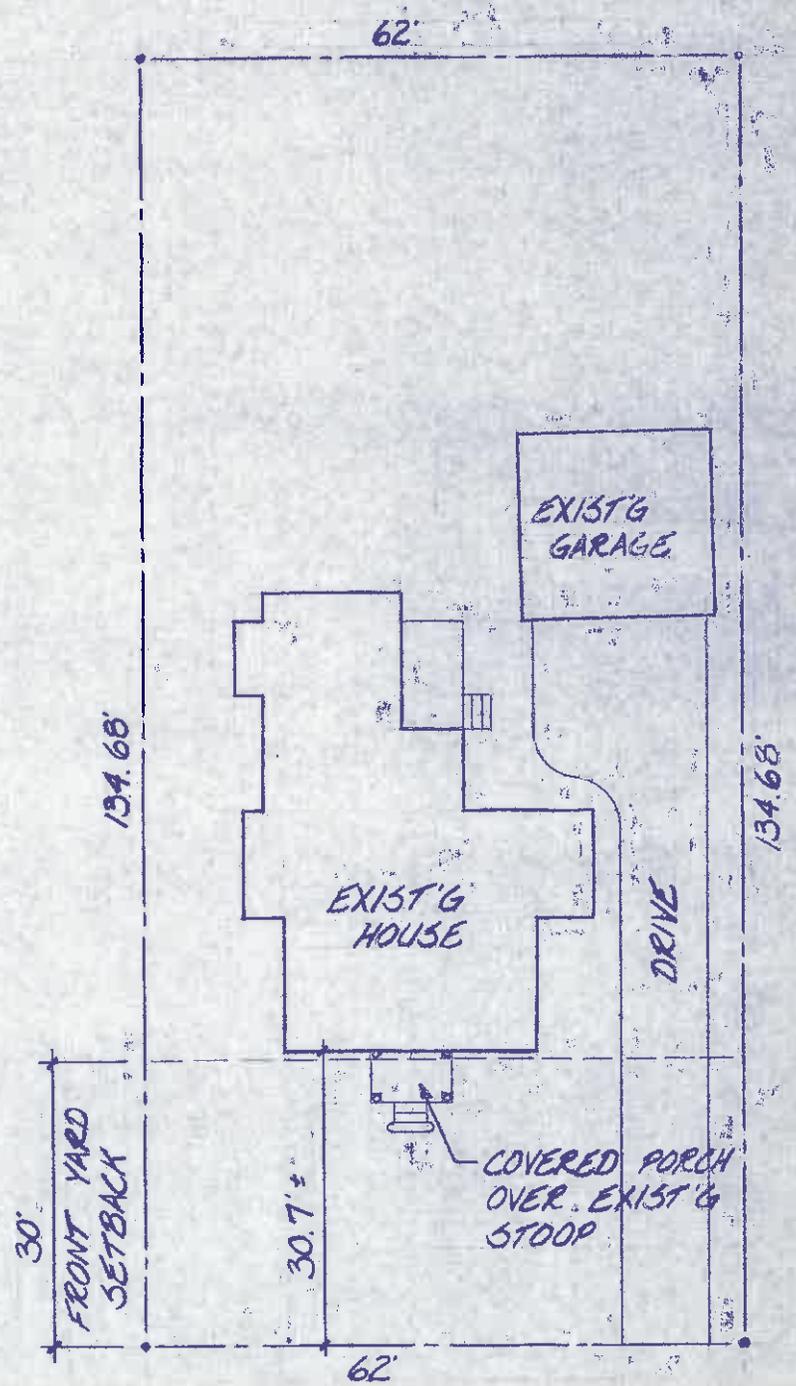


100-000015 04/25/2017

CITY OF WORTHINGTON

DRAWINGS NO. BZA 37-2020

DATE 08/27/2020



From 2002 Approval

Gary J. Alexander
Architect

1324 Dublin Road, Columbus, Ohio 43215
(614) 487-0637 Fax (614) 486-4040

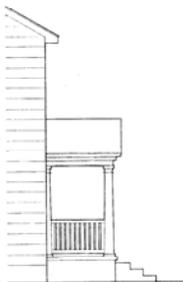
BOARD OF ZONING APPEALS APPLICATION Supporting Statement - 98 E. New England Ave. May 9, 2002

We are requesting a variance to encroach into the front yard setback in order to construct a covered porch. This porch provides shelter at the front door, is a gesture of welcome to those visiting the property, and integrates this house into the fabric of the street.

The proposed porch will be constructed on the existing stoop and be open. The porch will encroach approximately 4'-8 1/2" into the required front yard setback. The homes directly to the east of this property have porches that appear to project further into the setback than this proposed porch. This porch is compatible with the existing streetscape and the architectural character of the residence. This addition will in no way adversely affect the delivery of governmental services to the property.



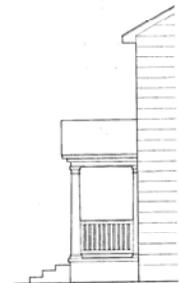
1 SECTION
FRONT PORCH
SCALE: 1/4" = 1'-0"



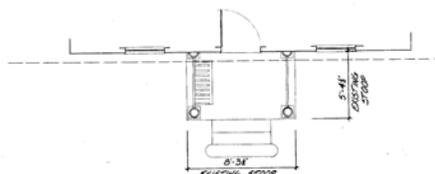
SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

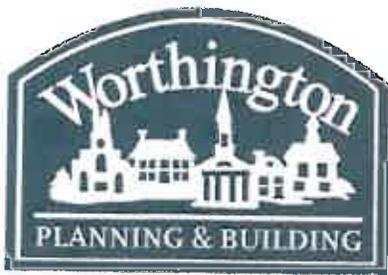


PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWINGS NO. BZA 37-2020

DATE 08/27/2020



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 38-2020
Date Received	09-02-2020
Fee	\$25.00 pd
Meeting Date	10-01-2020
Filing Deadline	
	#69012

1. Property Location 1177 MacGregor West Ave.

2. Present/Proposed Use Home / Residence

3. Zoning District R-10

4. Applicant Kristen and Benjamin Buss

Address 1177 MacGregor West Ave.

Phone Number(s) 614-540-4022

Email house@bbuss.com

5. Property Owner Kristen and Benjamin Buss

Address 1177 MacGregor West Ave.

Phone Number(s) 614-540-4022

Email house@bbuss.com

6. Action Requested (ie. type of variance) Variance of 20' on rear setback to be a 10' setback to allow for addition

7. Project Details:

a) Description Addition of screen room

b) Expected Completion Date December 31, 2020

c) Approximate Cost \$30,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Kristen A. Buss
Applicant (Signature)

8/28/2020
Date

Kristen A. Buss
Property Owner (Signature)

8/28/2020
Date

ABUTTING PROPERTY OWNERS
FOR
1177 MacGregor West Ave.

John & Judith Freed	1176 MacGregor West Ave.	Worthington, OH 43085
Daniel & Peggy Kim	6991 Perry Dr.	Worthington, OH 43085
Eung & Kyong Lee	6981 Perry Dr.	Worthington, OH 43085
Randall Doherty	6966 Perry Dr.	Worthington, OH 43085
Ji Zhe Jin & Hua Zi Bai	1165 MacGregor West Ave.	Worthington, OH 43085
Elizabeth Allison	1162 MacGregor West Ave.	Worthington, OH 43085

Required addendum for variance appeal request for 1177 MacGregor West Ave.

1. Supporting Statement:

- (1) Without the variance, our property will continue to be a good home, but lacks a screen room, which we've always wanted. Within the Perry Highlands subdivision, this home is in a minority of homes that currently lacks a screen room/three-season room/similar, and therefore the addition of such would also add to the increased functionality of the home and property value within the surrounding development. It is our expectation that this addition would add to the resale appeal and price.
- (2) The variance is not substantial because it will not greatly impact the neighbors. We are on a corner lot, and our rear lot line (south side) is along the side lot line for the neighbor at 6966 Perry Dr., and we have discussed the project with him and he is supportive. We are not seeking a variance to the standard setback from the side lot line (east side) shared with 1165 MacGregor West Ave., nor toward either our primary front (along MacGregor West Ave to the north) or our "second front" (along Perry Drive to the east).
- (3) The essential character of the neighborhood will not be substantially altered. The purpose of the variance is so that we can build a screen room. The majority of homes in our neighborhood already have some form of screen room, sun room, three-season room, or similar. Therefore, this addition would be consistent in keeping with the existing character of the neighborhood. Since this improvement keeps with the existing character of the neighborhood, adjoining properties will not suffer any detriment.
- (4) This variance will not impact the delivery of governmental services.
- (5) We as homeowners were not aware of the zoning setback when we purchased our home in 2011, and had planned to save up for building a screen room since that was the only home feature on our "wish list" that this home did not have. After the purchase, we learned of the zoning restriction on setback distances, and therefore had set this idea aside. Recently, I called the Worthington government offices to explore the idea of building a detached "accessory structure" as a screen room. In that conversation, I explained the reason was because we couldn't add the room onto the house like we wanted, and learned that we could apply for a variance, and that odds were good it would be approved so long as the neighbors are supportive. Therefore, we are applying for this variance in order to build the screen room we've always wanted and originally intended to build when we purchased our home.
- (6) As a corner lot, we suffer from the hardship of only having one "side" yard and having a rear yard that is entirely within the setback distance required by the zoning restrictions. It is our understanding that based on the existing footprint of our house and the zoning setbacks on all sides, the only places we could build any meaningful space without a setback are on top of the garage or the ten (10) feet directly in front of our garage door (as this is our "second front"). Neither option is desirable nor feasible for meeting the goal of a screen room where we can spend our time and where we can be responsibly physically distant from people in this time of

1177 Macgregor West Ave.



100-006061 04/10/2017

Required addendum for variance appeal request for 1177 MacGregor West Ave.

the pandemic while still being social with others, which we could do in a new screen room without being eaten by bugs nor rained upon.

(7) As the spirit and intent behind the zoning requirement is presumably the desire to have homes far enough apart that people can enjoy their back yards, granting this variance would respect that spirit because more than the normal side lot setbacks will still be preserved since this screen room will be ten (10) feet from the side lot lines for both of the nearest neighbors, as while this is in our rear yard, it is to their sides, and therefore the spirit of the zoning requirement is met, while also providing substantial justice against the hardship we have as the owners of a corner lot which have more of our property overall withing the zoning setbacks.

2. **Site Plan:** Annotated Site Plant attached (1 page).
3. **Elevations:** Rough elevation sketches with approximate dimensions attached (3 pages).
4. **Floor Plan and/or Landscape Plan:** Not required unless determined by staff to be necessary.
5. **Discuss with neighbors:** We've mentioned this to some of our neighbors, and will ensure we have talked to everyone adjacent to and across from our property before the public hearing.

Sample image of intended addition: We'll have a single-sloped roof, different door placement, and no surrounding deck, but this screen room is otherwise similar to what we are planning.

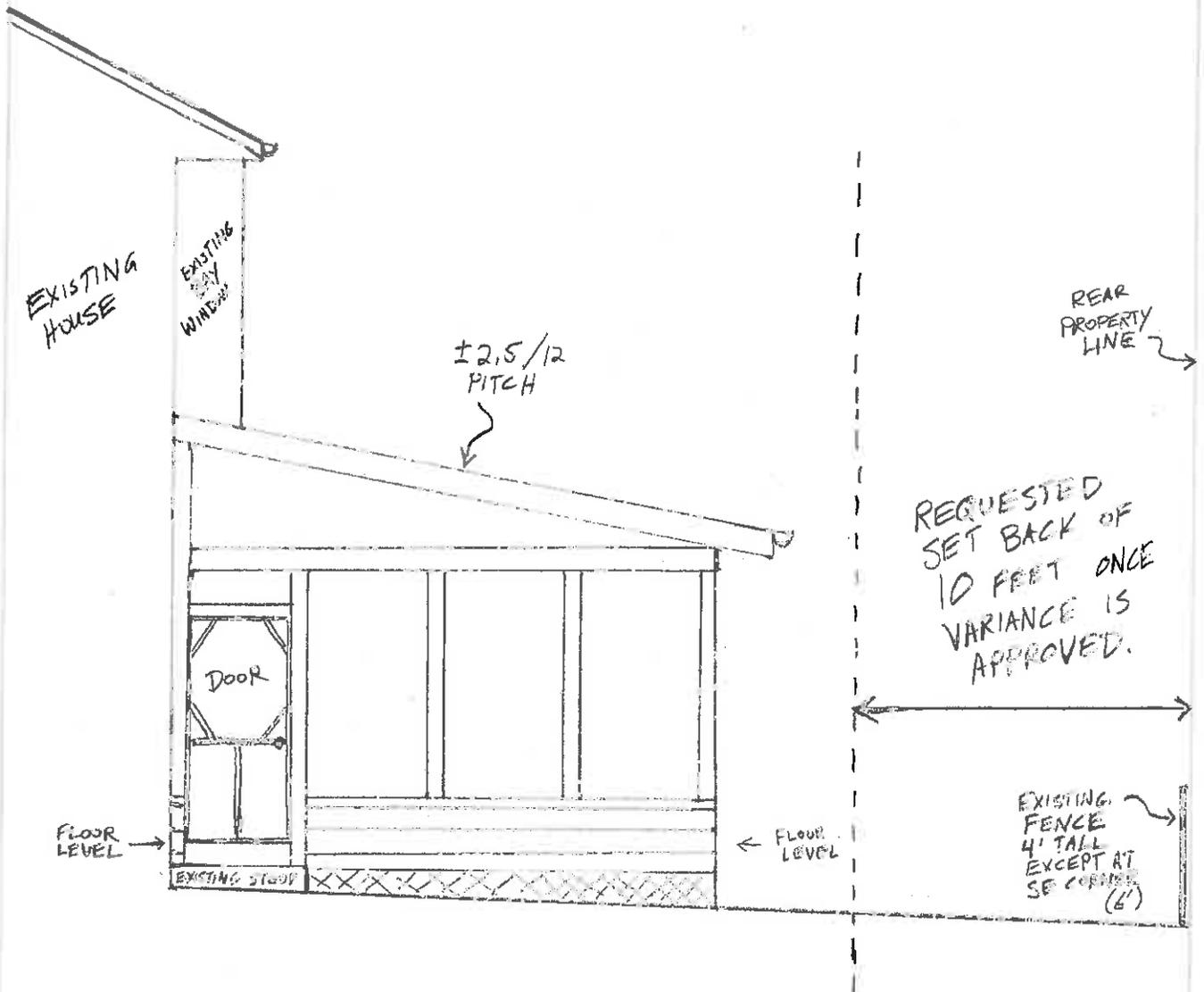


Cedar Trimmed with closed knee wall

CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

DATE 09/02/2020



NORTH ←

SCALE = 5' FT. / INCH



CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

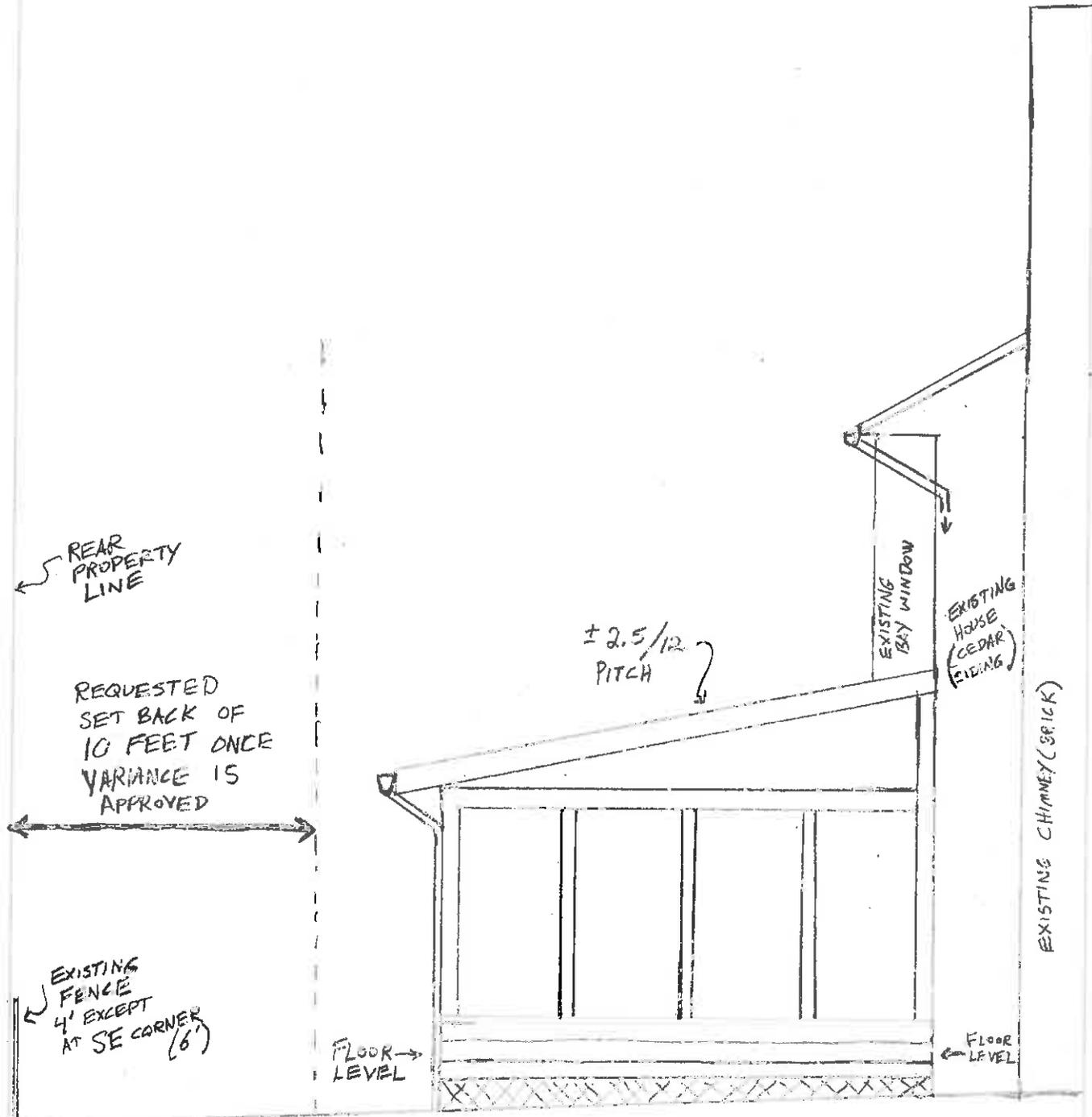
DATE 09/02/2020



SCALE = 5 FEET / INCH

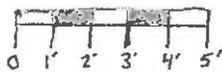


WEST ← → EAST



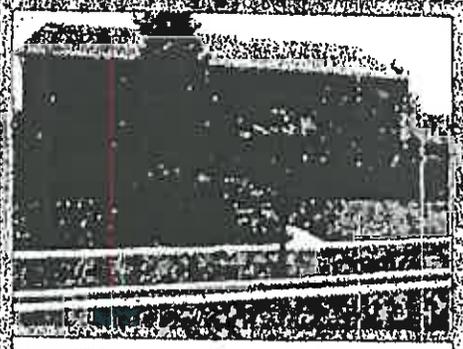
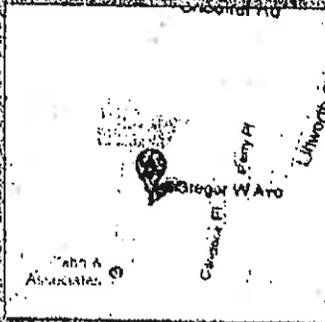
SCALE = 5 FT/INCH

→ NORTH





northwest select
TITLE AGENCY



PROPERTY ADDRESS: 1177 MACGREGOR WEST AVENUE, WORTHINGTON, Ohio

SURVEY NUMBER: 129610

MACGREGOR WEST AVE. 50'

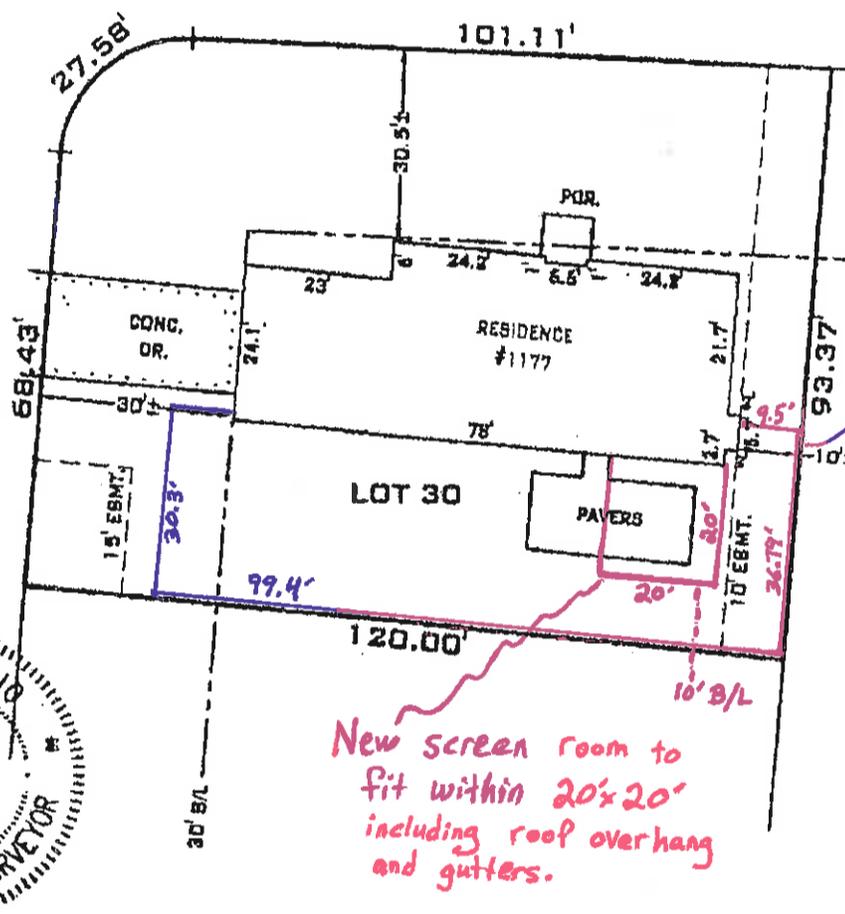
CITY OF WORTHINGTON

DRAWINGS NO. BZA 38-2020

DATE 09/02/2020

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PERRY DR. 50'



Existing fence built in 2013 is entirely inside our property line.

SURVEY RECEIPT / We hereby certify that we have examined the survey for the property and we have just purchased, and I/We have this receipt of a copy of such survey.

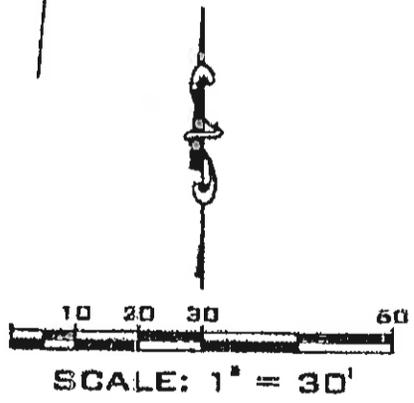
New screen room to fit within 20'x20' including roof overhang and gutters.



Scott D. Grunde

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSGI#: 129610



POINTS OF INTEREST: None Visible.

CLIENT NUMBER: NWS-4003 DATE: 6/14/2011

BUYER: BUSS

SELLER:

SUBLOT / ORIGINAL LOT: 30

SUBDIVISION: PERRY HIGHLANDS

PLAT: PG: COUNTY: FRANKLIN

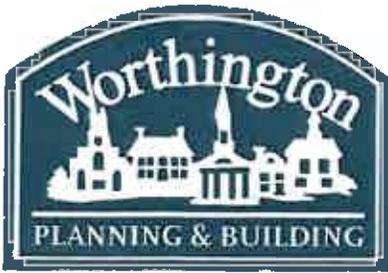
CERTIFIED TO: NORTHWEST TITLE AGENCY + BMI FEDERAL CREDIT UNION

This plat depicts the subject property in accordance with the Ohio Administrative Code, Chapter 4733-39, Minimum Standards for Mortgage Surveys in the State of Ohio, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

Landmark Survey is proud to support: **susan g. komen FOR THE cure.** COLUMBUS

LANDMARK Survey Group
Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485-9003



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case #	BZA 39-2020
Date Received	09/03/2020
Fee	\$25.00 pd
Meeting Date	10/01/2020
Filing Deadline	#19017

1. Property Location 784 Oxford St.

2. Present/Proposed Use Single Family Home

3. Zoning District R-10

4. Applicant James Ross

Address 6120 Crystal Valley Drive Galena Ohio 43021

Phone Number(s) 614 204 5661

Email Jim r. rbd@gmail.com

5. Property Owner ANNE RILEY

Address 784 Oxford St.

Phone Number(s) 614 264 6588

Email a.e.-riley@yahoo.com

6. Action Requested (ie. type of variance) relief from front yard set back
for front porch

7. Project Details:

a) Description ADD new front porch

b) Expected Completion Date MID December

c) Approximate Cost 10K

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

James Ross
Applicant (Signature)

9-3-20
Date

X Anne Riley
Property Owner (Signature)

9/2/20
Date

ABUTTING PROPERTY OWNERS
FOR
784 Oxford St.

Name	Name 2	Address	Citystatezip
Charles Benjamin Cooper	Carly Edelstein	790 Oxford St.	Worthington, OH 43085
Worthington Presbyterian Church		773 High St.	Worthington, OH 43085
Edwin & Chasity Hofmann		787 Oxford St.	Worthington, OH 43085
Scott & Holly Heitkamp		783 Oxford St.	Worthington, OH 43085

August 28, 2020

To: Architectural Review Board (City of Worthington)

Re: Supporting statement for new covered front porch & replacement windows at 784 Oxford Street

Dear Worthington ARB members,

Thank you for taking the time to review our proposed project at our home. We have lived in our house since 1991 and love our home and neighborhood. We would like to replace our current front entrance concrete stoop with a covered porch. Currently, our front stoop is not large enough for us to have a chair(s) on it and we would love to be able to sit out front and interact with the neighbors more. We also hope it will help with keeping our stoop more ice free in the winter and add to the curb appeal of our house.

We are also remodeling our downstairs bathroom and kitchen so we can age in place in the future. We would like to replace and upgrade our current windows in those two rooms to easier to open and more efficient Marvin windows. We would also like to have the same grilles-between-the-glass that we currently have in those rooms. All of the front and side windows in our house have grilles-between-the-glass so we would like to keep that feature for ease of cleaning.

Thanks in advance for considering our request and let us know if you have any questions,

Anne Riley & Wilma Wabnitz

784 Oxford Street

Worthington, OH 43085

CITY OF WORTHINGTON

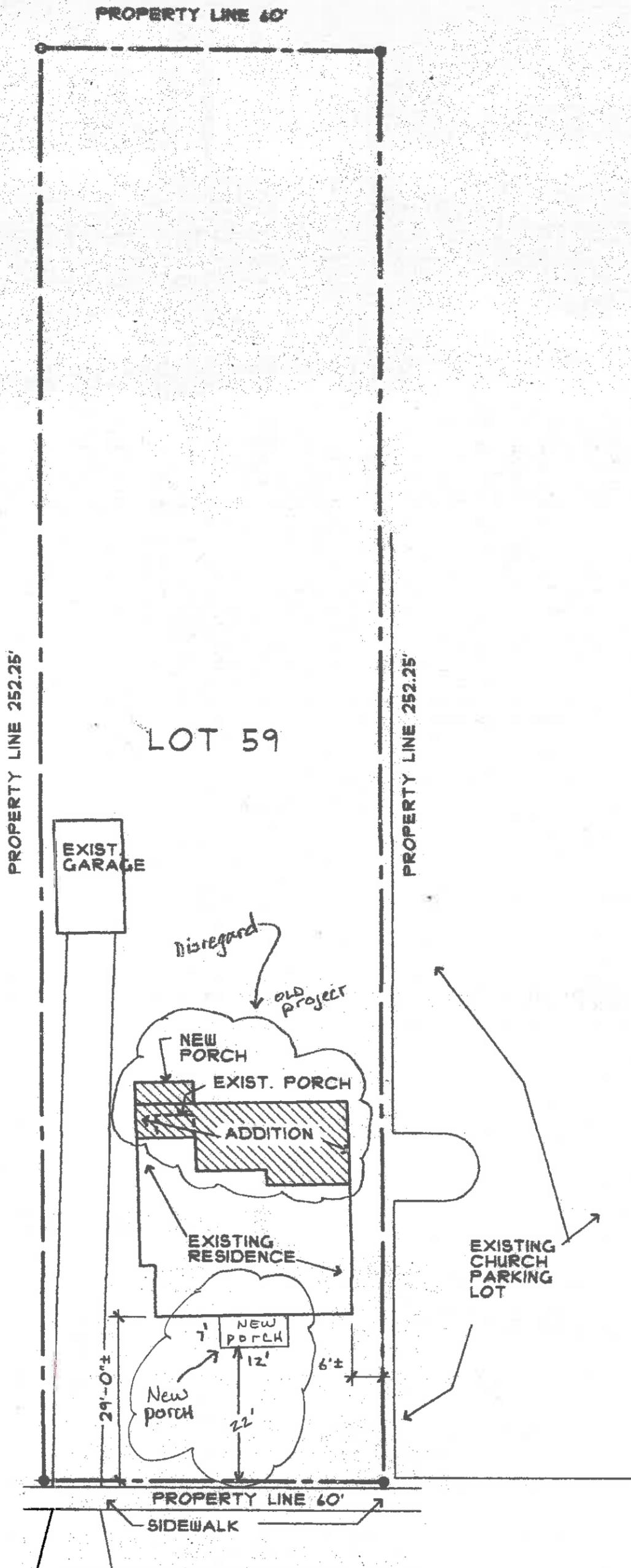
DRAWINGS NO. BZA 39-2020

DATE 09/03/2020

784 Oxford St.



100-000612 04/26/2017



GENE

1. G

2. S

3. T

4. I

5. T

6. T

7. G

8. A

9. T

10. T

OXFORD STREET

CITY OF WORTHINGTON
 DRAWINGS NO. BZA 39-2020
 DATE 09/03/2020

SITE PLAN
 1" = 20'-0"

CITY OF WORTHINGTON

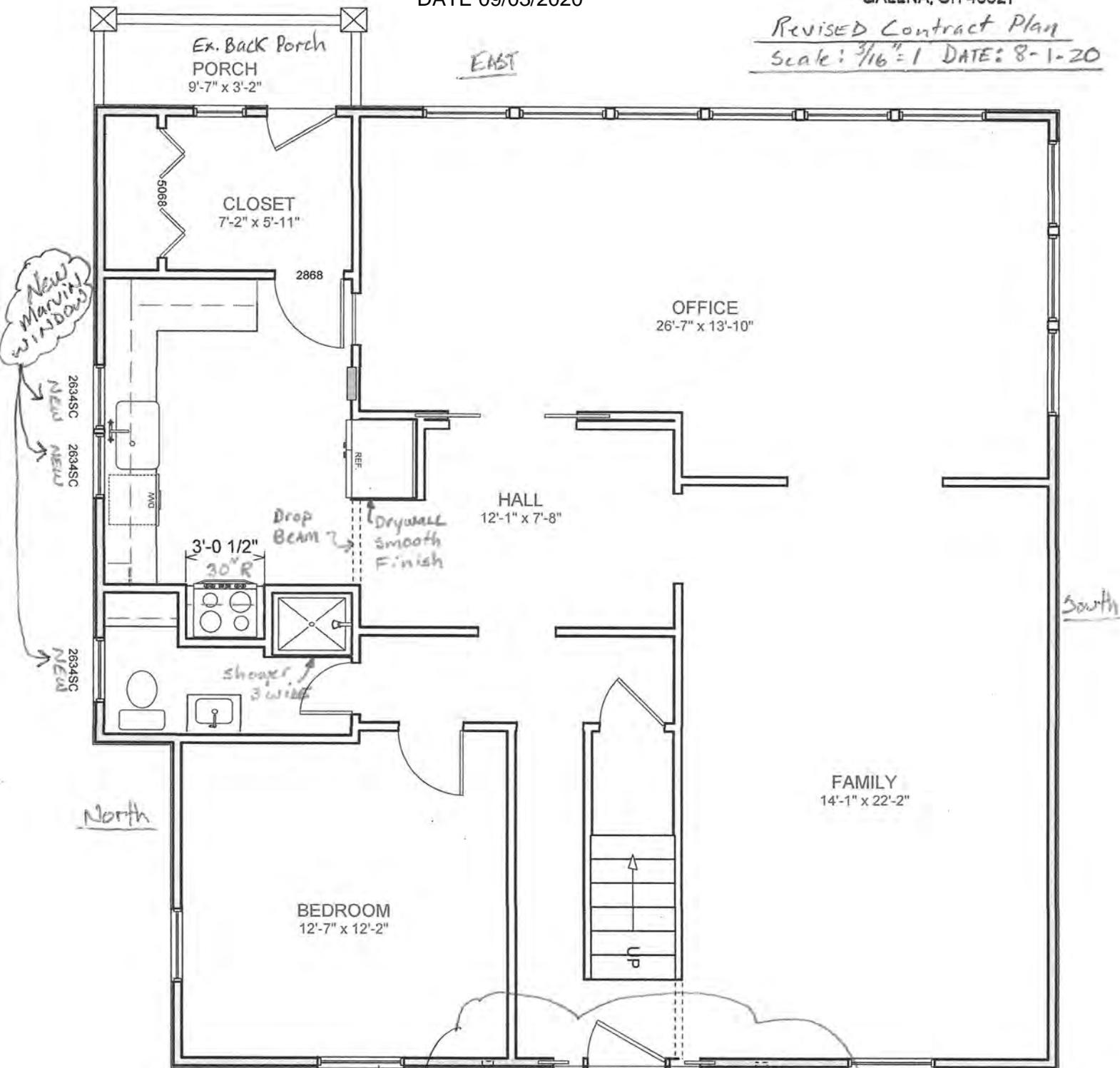
DRAWINGS NO. BZA 39-2020

DATE 09/03/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

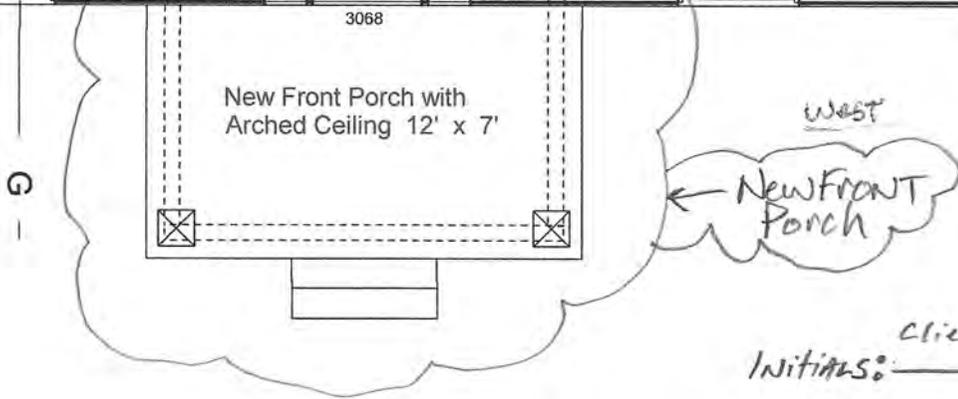
Revised Contract Plan
Scale: 3/16" = 1 DATE: 8-1-20



CITY OF WORTHINGTON

DRAWING NO. AR 58-2020

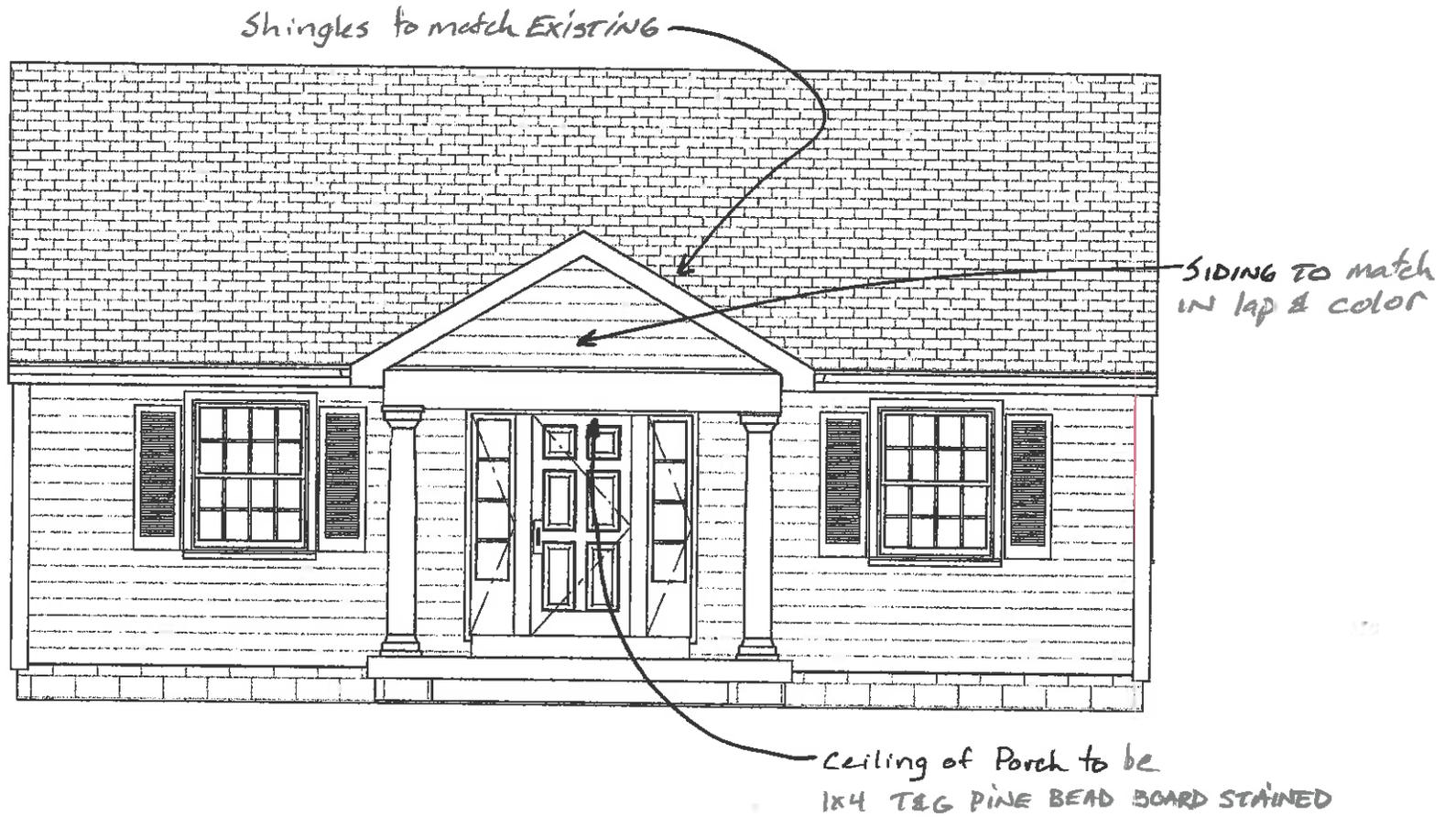
DATE 08-28-2020



ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

Porch Front Elevation
Scale: 1/4" = 1'
Riley Residence



CITY OF WORTHINGTON
DRAWINGS NO. BZA 39-2020
DATE 09/03/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

porch Side ELEVATION 8-5-20
Scale: 1/4" = 1'
Riley Residence



CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

DATE 09/03/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

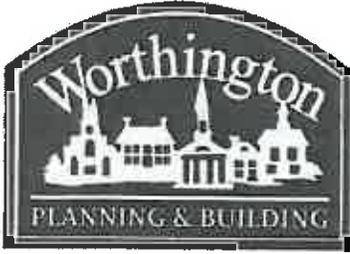
*porch FRONT ELEVATION
Scale: 1/4" = 1'
Riley Residence*



CITY OF WORTHINGTON

DRAWINGS NO. BZA 39-2020

DATE 09/03/2020



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION
Meetings – First Thursday of Every Month

Case #	<u>BZA 40-2020</u>
Date Received	<u>09/03/2020</u>
Fee	<u>\$25.00</u>
Meeting Date	<u>10/01/2020</u>
Filing Deadline	

1. Property Location 5716 Foster Ave., Worthington, OH 43085
2. Present/Proposed Use Residential
3. Zoning District R-10
4. Applicant John S. Jones
Address 5716 Foster Ave., Worthington, OH 43085
Phone Number(s) 614-885-0161
Email jsj@jsjlaw.com
5. Property Owner John S. Jones
Address same
Phone Number(s) same
Email same
6. Action Requested (ie. type of variance) replace fence within set-back
7. Project Details:
 - a) Description Replace existing chain link fence
 - b) Expected Completion Date Oct. 26, 2020
 - c) Approximate Cost \$8,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

John S. Jones
Applicant (Signature)

9-3-20
Date

John S. Jones
Property Owner (Signature)

9-3-20
Date

ABUTTING PROPERTY OWNERS
FOR
5716 Foster Ave.

Whitney & David Tapp	5722 Foster Ave.	Worthington, OH 43085
John Ficek	5723 Foster Ave.	Worthington, OH 43085
Joseph Curran	259 Loveman Ave.	Worthington, OH 43085
Resident	5717 Foster Ave.	Worthington, OH 43085
Patricia Hosking	5709 Foster Ave.	Worthington, OH 43085
Jonathan Bird & Rosalba Gomez Gutierrez	5710 Foster Ave.	Worthington, OH 43085
Anne & Eric Mateo Perdomo	253 Park Blvd.	Worthington, OH 43085

Board of Zoning Appeals
Attachment to Application
For
John S. Jones
5716 Foster Ave.
Worthington, OH 43085

I want to replace the existing chain link fence (which is more than 50 years old) with a new aluminum fence along the same fence lines.

The property is zoned R-10

- (1) The fence will increase the value and usability of my back yard. I have a dog, and a fence is necessary.
- (2) The variance is virtually inconsequential since the new fence will simply replace the old fence along the same lines.
- (3) The essential character of the neighborhood will not be changed; nor will any adjoining properties suffer a detriment. Currently, there are fences along the entire length of the alley.
- (4) The variance will not affect the delivery of any governmental services.
- (5) The property was purchased over 40 years ago, and the existing fence was there when I purchased the property.
- (6) I am told by the City that a variance is the only way to deal with this situation.
- (7) I do not know what the spirit and intent of a zoning requirement is that would require placement of a fence in the middle of the back yard instead of around the perimeter :)

CITY OF WORTHINGTON

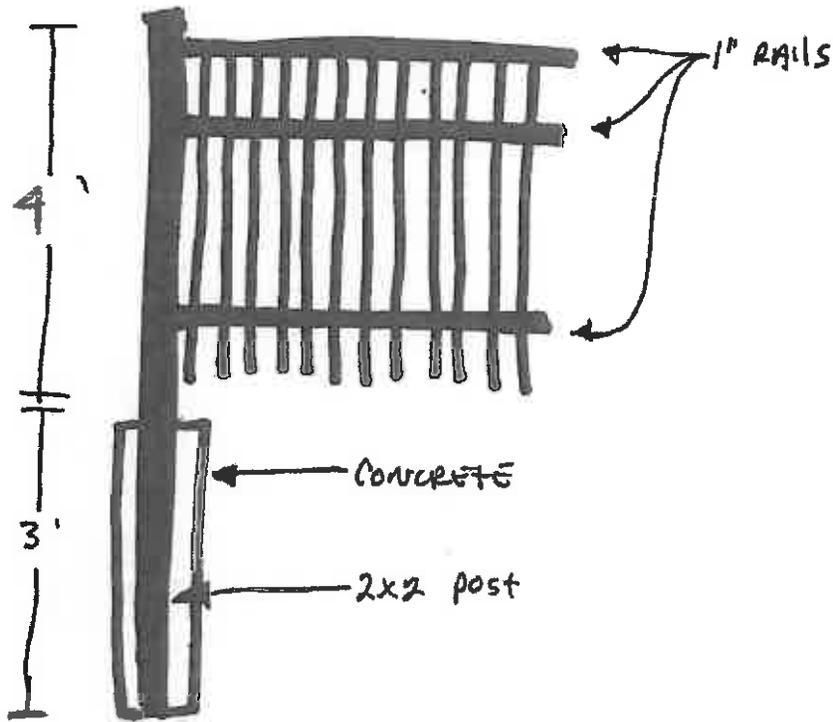
DRAWINGS NO. BZA 40-2020

DATE 09/03/2020

5716 Foster Ave.



100-001849 04/25/2017



4' BLACK ALUM FENCE

Replacing existing chain link fence.

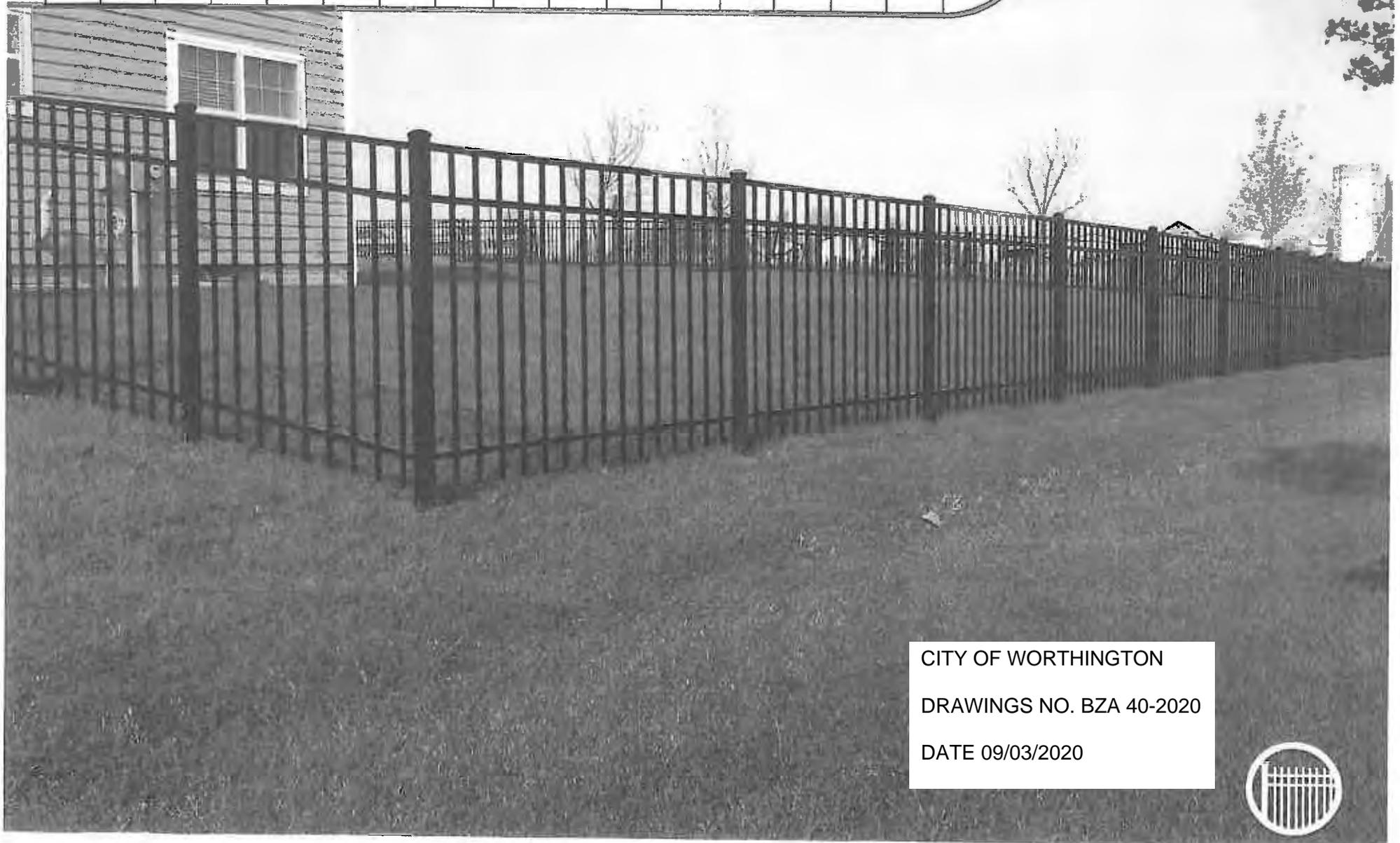
CITY OF WORTHINGTON

DRAWINGS NO. BZA 40-2020

DATE 09/03/2020



Mae Aluminum



CITY OF WORTHINGTON

DRAWINGS NO. BZA 40-2020

DATE 09/03/2020





City of Worthington

BOARD OF ZONING APPEALS APPLICATION

Meetings - First Thursday of Every Month

Case #	BZA 41-2020
Date Received	09/04/2020
Fee	\$25.00 pd
Meeting Date	10/01/2020
Filing Deadline	#69019

1. Property Location 655 Hartford

2. Present/Proposed Use Single Family Home

3. Zoning District R-10

4. Applicant James Ross

Address 6120 Crystal Valley Dr Galena Ohio 43021

Phone Number(s) 614 204 5661

Email Jimr.rbd@gmail.com

5. Property Owner Daniel & Sarah Mullen

Address 655 Hartford Street, Worthington OH 43085

Phone Number(s) 614-477-4677

Email danmullen51@gmail.com / sarahemullen@gmail.com

6. Action Requested (ie. type of variance) Side Yard setback? we will be 6' from property line +/-

7. Project Details:

a) Description Build 24'x24' garage attach to the south side of the house.

b) Expected Completion Date early Feb 2021

c) Approximate Cost 35K

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

James Ross
Applicant (Signature)

9-3-20
Date

Sarah Mullen Daniel Mullen
Property Owner (Signature)

9-2-2020
Date

Abutting Property Owners List for
655 Hartford St.

Ponsun Allen	665 Hartford St.	Worthington, OH 43085
Robert Bloomer	12318 Ivy Ridge Pl.	Galena, OH 43021
Resident	48 E. New England Ave.	Worthington, OH 43085
James Smith III	49 E. New England Ave.	Worthington, OH 43085
Joseph & Shelby Gavin	630 Hartford St.	Worthington, OH 43085
Ned Alexander	654 Hartford St.	Worthington, OH 43085
Lucas & Lindsay McComas	662 Hartford St.	Worthington, OH 43085

My Wife & I bought this house in 2011. Having moved from a large city where we parked in the street, a garage was not a prime concern of ours. As our family has grown throughout the years, however, adding a garage onto our house has become an increasing priority. First & foremost, a garage will greatly add to the value & marketability of our home. Also, having had both of our cars broken into multiple times and our son's locked bike stolen from our front porch, a garage will give us a much-needed layer of safety & security. We feel that adding a garage will allow us to increase storage capacity for us as well. It will allow us to better maintain value of both of our vehicles if they are stored inside. We love the historic nature of our home and our beautiful yard with several large trees. We've thought carefully about how we can add a garage that matches our home and has a minimally obtrusive footprint to our yard. This is the best option at doing just that.

Sincerely,

Daniel and Sarah Mullen

CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

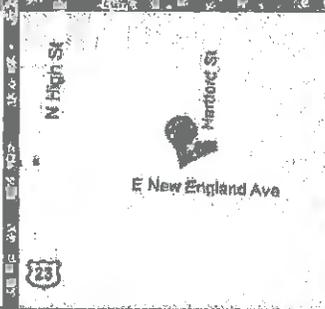
655 Hartford St.



100-000374 04/25/2017

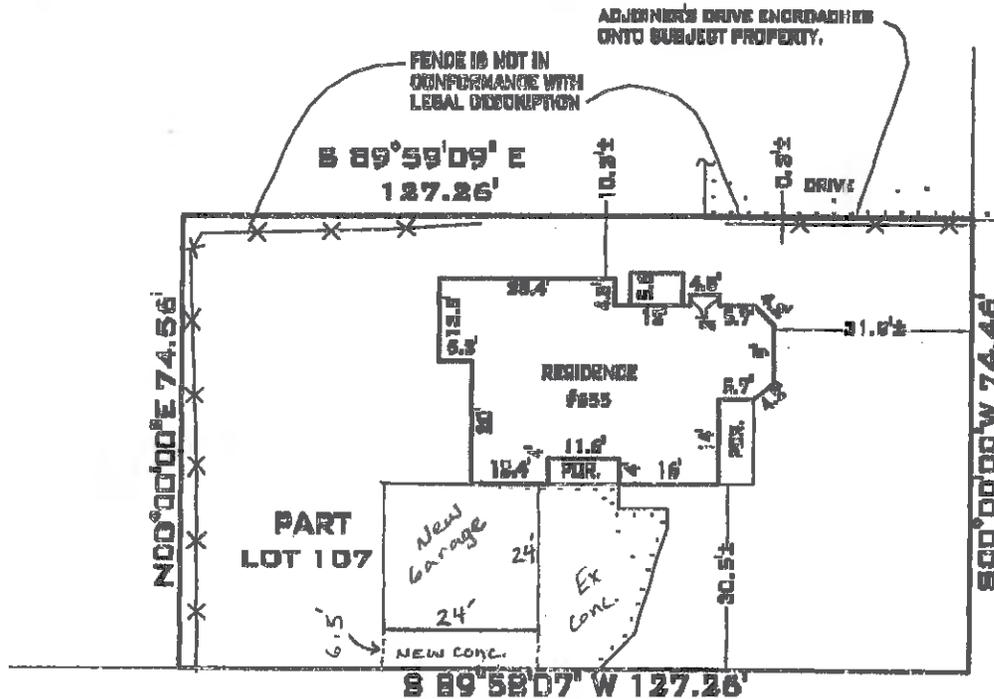
stewart®

title company



PROPERTY ADDRESS: 655 HARTFORD STREET WORTHINGTON, Ohio 43085

SURVEY NUMBER: 131046



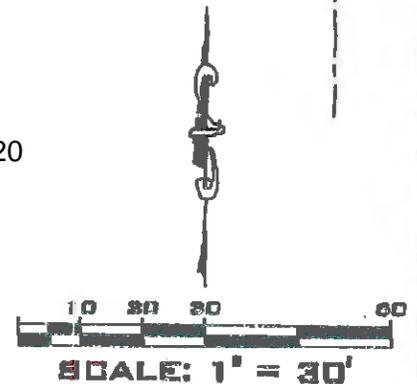
NEW ENGLAND AVE. 66'

CITY OF WORTHINGTON
 DRAWINGS NO. BZA 41-2020
 DATE 09/04/2020

Scott D. Grunder

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LS01#: 131046



POINTS OF INTEREST: THE ADJOINER'S DRIVE ENCROACHES ONTO THE SUBJECT PROPERTY. THE FENCE IS NOT CONFORMANCE WITH THE LEGAL DESCRIPTION.

CLIENT NUMBER: 120111717

DATE: 8/10/2011

BUYER: DANIEL & SARAH MULLEN

SELLER: MARIAN & MARK GREULING

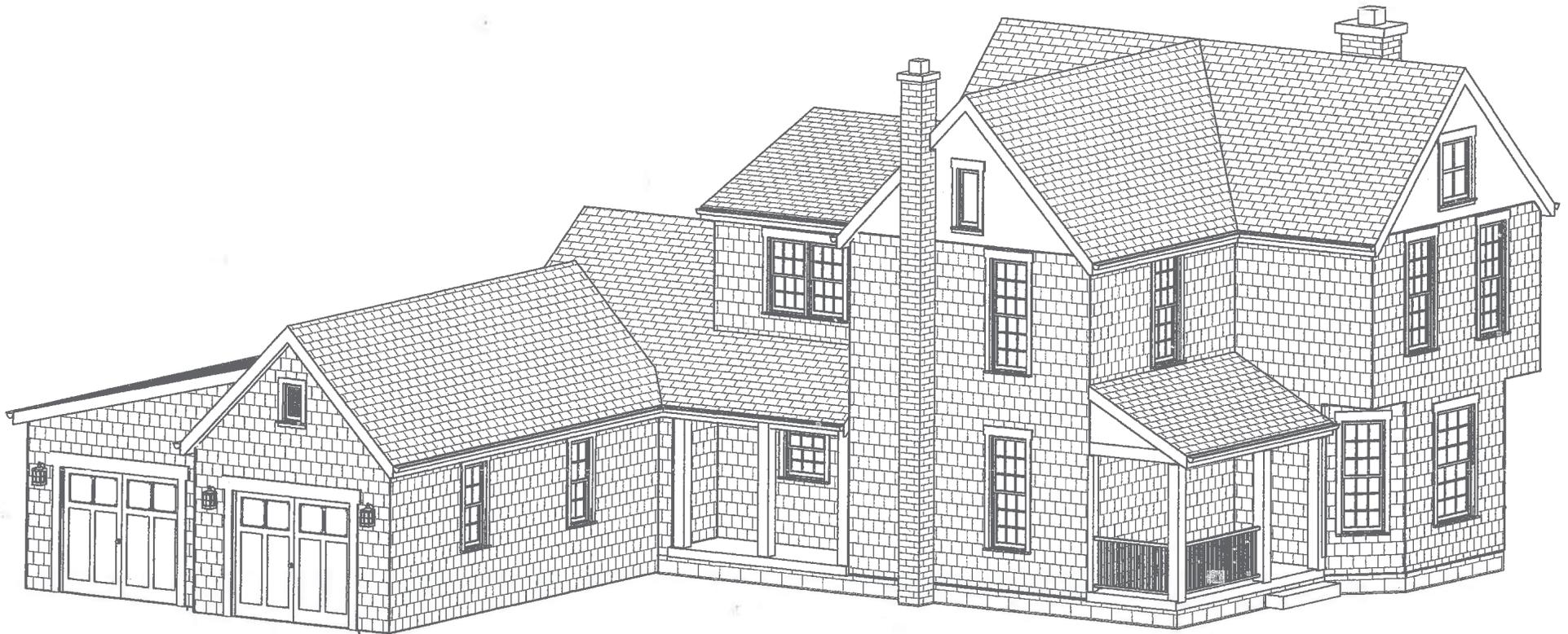
This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

This document is a declaration of the parties and may not be copied, reproduced or altered in any form without permission in writing from the copyright owner.

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

OPTION 'A'



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

OPTION 'A'
SOUTH ELEVATION
Scale 3/16" = 1'



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

OPTION A
EAST ELEVATION
Scale 3/16" = 1'



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021

Option 'A'

WEST ELEVATION

Scale: 3/16" = 1'



CITY OF WORTHINGTON

DRAWINGS NO. BZA 41-2020

DATE 09/04/2020



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case #	BZA 42-2020
Date Received	09/04/2020
Fee	\$25.00
Meeting Date	10/01/2020
Filing Deadline	

- 1. **Property Location** 566 PARK BLVD.
- 2. **Present/Proposed Use** SINGLE FAMILY DWELLING
- 3. **Zoning District** (R-10) LOW-DENSITY RESIDENTIAL
- 4. **Applicant** JONATHAN LEONARD, ARCHITECT

Address 3101 DERBY RD., COLUMBUS, OH 43221

Phone Number(s) (614) 365-1424

Email jonathaneleonardrettig-arch.com

- 5. **Property Owner** MS. SALLY PAYNE

Address 566 PARK BLVD., WORTHINGTON, OH 43085

Phone Number(s) (614) 929-4911

Email sb_payne@yahoo.com

- 6. **Action Requested (ie. type of variance)** AREA VARIANCES FOR BUILDING SETBACKS

7. Project Details:

a) **Description** INTERIOR RENOVATION & ADDITION TO INCLUDE RELOCATION OF GARAGE & EXTENSION OF EXISTING ROOF LINE

b) **Expected Completion Date** JUNE 2021

c) **Approximate Cost** \$150,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]
Applicant (Signature)

9/4/2020
Date

NOTE: DIGITAL SIGNATURES APPENDED WITH ACKNOWLEDGEMENT BY BOTH APPLICANT AND PROPERTY OWNER, WET SIGNATURE CAN BE PROVIDED IF NECESSARY

[Signature]
Property Owner (Signature)

9/4/2020
Date

ABUTTING PROPERTY OWNERS
FOR
566 Park Blvd.

Name	Name Address	Citystatezip
William West	563 Meadoway Park	Worthington, OH 43085
William Shroy	574 Park Blvd.	Worthington, OH 43085
David & Vicki Cap	569 Meadoway Park	Worthington, OH 43085
Matthew & Gina Bjelac	555 Meadoway Park	Worthington, OH 43085
David and Peggy Hayes Resident	571 Park Blvd. 560 Park Blvd.	Worthington, OH 43085 Worthington, OH 43085
7Rent.com LTD	334 W. Third St.	Worthington, OH 43085
Neil Tolbert	563 Park Blvd.	Worthington, OH 43085

566 PARK BOULEVARD

Worthington, OH

SUPPORTING STATEMENT

BZA (Board of Zoning Appeals)

City of Worthington, Planning & Zoning

9/4/2020

LEGAL DESCRIPTION

Pt Res B Lot 14

Colonial Hills 2

Parcel 100-001709-00

Applicant proposes to renovate an existing single-family home on the subject property at 566 Park Boulevard, Worthington, Ohio 43085. The property is currently zoned R-10 Low Density Residential. Applicant also requests by this application, the following three (3) area variances for building setback from front and side yards respectively.

ZONING

R-10 Residential

Single Family Dwelling

City of Worthington

Worthington City School District

VARIANCES REQUESTED

Setbacks

Front: 30'-0"

Rear: 30'-0"

Side: 8'-0"

1. Side yard Setback (West) <8-ft

Existing garage setback is approximately 7-ft at closest point (not parallel) to property line. Requesting allowance of addition to setback 3-ft from property line at closest point (not parallel)

2. Sum of Side yard <12-ft

Existing Sum of Side yard approx. 12-ft. Requesting allowance of Sum of Side yard equal to 8-ft (5-ft east + 3-ft west)

3. Front yard Setback (South) <30-ft

Existing bay window and entry stoop are approximately 26'-4" setback from Right of Way. Requesting allowance of open front porch to average front setback of 20-ft from R.O.W. An exhibit is provided for comparison to the existing properties immediately adjacent

Height: 2-1/2 Stories, 30'

Style: Cape Cod

Built: 1950

Lot: 49'x135' / 0.1519 Acres

Level 1: 800 SF

Level 2: 207 SF

Total: 1,007 SF

TEST OF PRACTICAL DIFFICULTIES

1. *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;*

Without the variances, the property will remain as it exists today without improvement. As a matter of process, a series of alternate designs were considered with the addition extending further into the rear yard. Potential solutions caused significant increase in cost of construction due to additional foundations/excavation, and/or reduction of rear yard and increased site coverage.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

566 Park Blvd.



100-001709 04/25/2017

2. *Whether the variance is substantial;*

Specific consideration was given in fact to preventing the variance from being substantial. Construction encroaching a net 4-ft toward the west seemed the most appropriate solution as the alteration will not cause any hardship to the adjacent property. The addition will not cause any additional shadow or significantly impact on the property to the west. Prominent daylighting, especially in the evening, will cast shadows to the north and east which remain unchanged with this development. Further, site drainage is mitigated through existing underground storm collection systems from a rear yard collection basin and downspout collection lines feeding directly into the storm sewer at the street (Park Blvd).

3. *Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;*

The addition and design of the renovation was developed conscious of the Worthington Design Guidelines and a collection of existing neighborhood precedent.

4. *Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);*

There will be no adverse affect on the delivery of governmental services to the Property if these variance requests are approved. There are adequate public services and facilities, as well as utilities to the Property, and fire and police safety responders and vehicles will have adequate access to the Property and adjacent properties.

5. *Whether the property owner purchased the property with knowledge of the zoning restriction;*

The owner recently purchased the property spring 2020, so the zoning conditions and restrictions were certainly in place at this point. Not knowing what the owner's awareness is of zoning restrictions generally, their intent was certainly to improve on the existing property to accommodate their use.

6. *Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and*

In order to develop the Property in conformance with essential character of the neighborhood and adhere to best practices of residential development, the variances are necessary.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

7. *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

The interest of this project is certainly to adhere to the intent of the requirements, and substantial justice may be done by granting the requested variances.

REVIEW EXHIBITS

- Site Plans (existing and proposed),
- Proposed Elevations and
- Proposed Floor Plans

are provided as exhibits to provide clarity and to aid discussion on the proposed renovation.

NEIGHBOR DISCUSSIONS

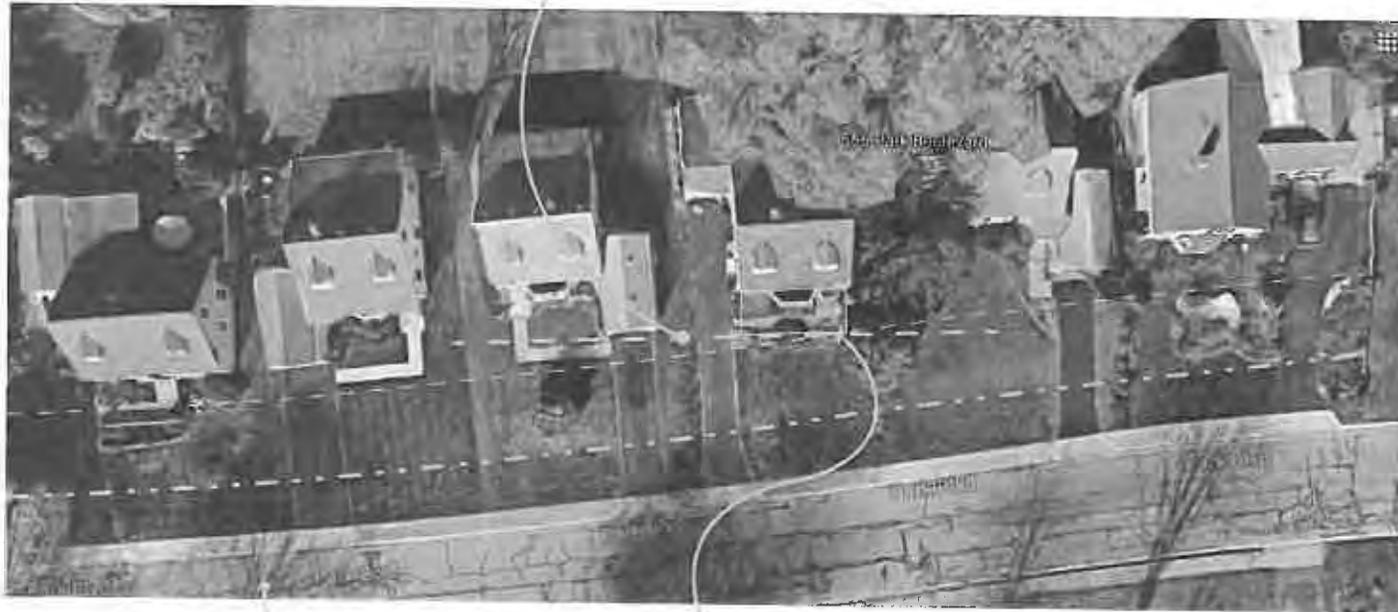
In the interest of being a good neighbor, conversations have been initiated with adjacent property owners to introduce the intended construction. The proposed improvements have been positively discussed and so far have attracted the interest of an audience further down the street with similar footprints and house plans interested in their own potential future improvement.

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

PLANTER BED PROJECTED PARALLEL
TO ADJACENT PROPERTIES



R.O.W. LINE

EXTENT OF FRONT PORCH RAISED PLANTER BEDS
SHOWN AT AVERAGE 20-FT SETBACK FROM R.O.W.
RELATIVE TO ADJACENT PROPERTIES

SCHEMATIC

DATE: 08/26/2020
PROJECT #: 20-01

EXISTING CONTEXT

AS0.1

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

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SCHEMATIC

DATE: 10/15/2019
PROJECT #: 20-01

CITY OF WORTHINGTON

DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

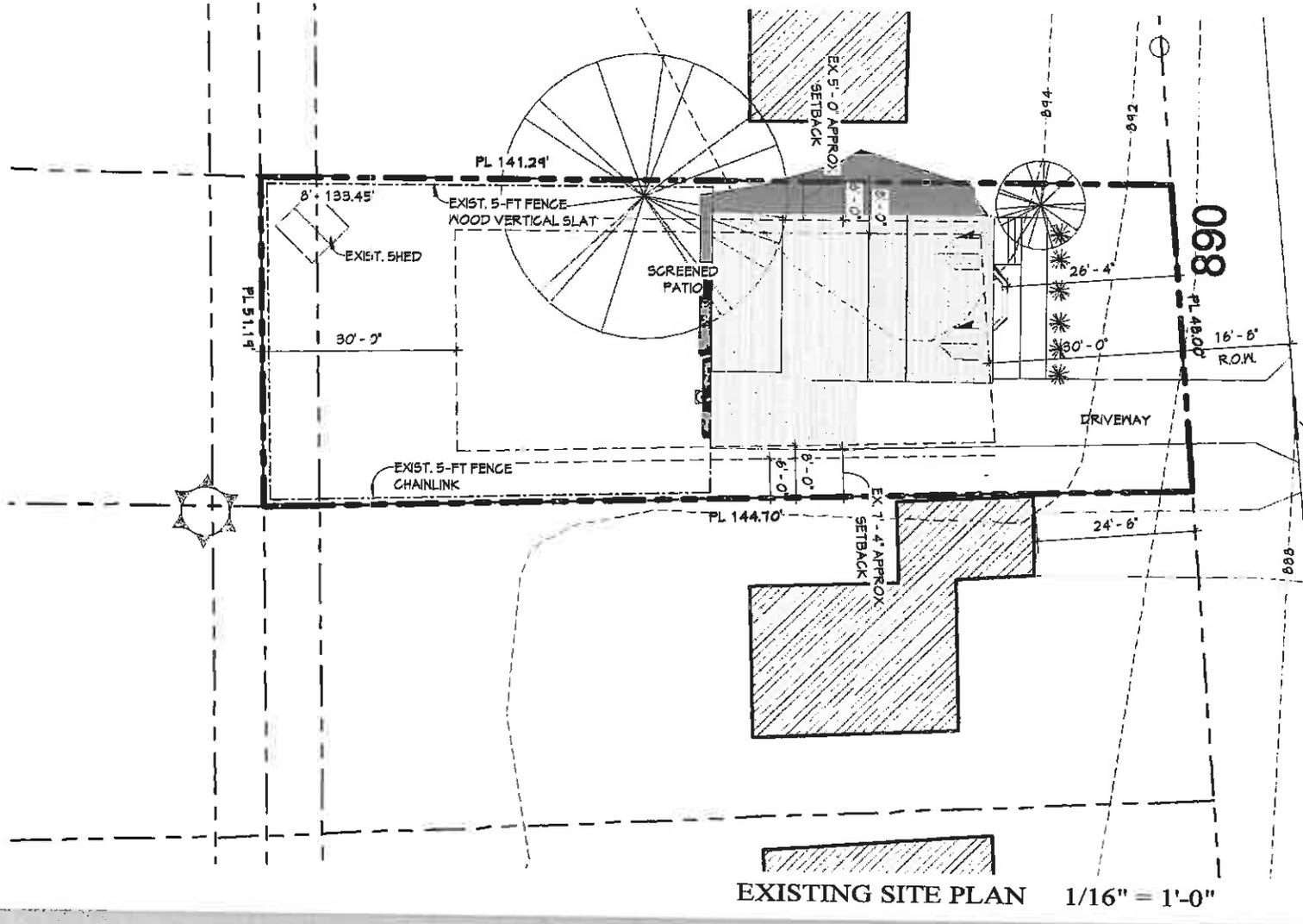
EXISTING CONTEXT

AS0.2

PAYNE RESIDENCE

566 PARK BLVD.

WORTHINGTON, OHIO 43085-3742
PARCEL ID: 100-001709-00
BUILT: 1950
0.1519 ACRES



PARK BLVD.
(MINOR ACCESS STREET)

LEGAL DESCRIPTION:
LOT 14 & PART OF VACATED ALLEY -
RESUBDIVISION OF PART OF COLONIAL
HILLS PLAT NO. 2 AND PART OF
SUBDIVISION OF RESERVE 'B' OF
COLONIAL HILLS PLAT NO. 2,
P.B. 21 PG. 12

CITY: WORTHINGTON
COUNTY: FRANKLIN
FLOOD ZONE: X
MAP PANEL INFO: 39049C0159K

SCHEMATIC

DATE: 08/26/2020
PROJECT #: 20-01

EXISTING SITE PLAN 1/16" = 1'-0"

EXISTING SITE PLAN
AS1.0

09/2020 11:46:27 PM

CITY OF WORTHINGTON

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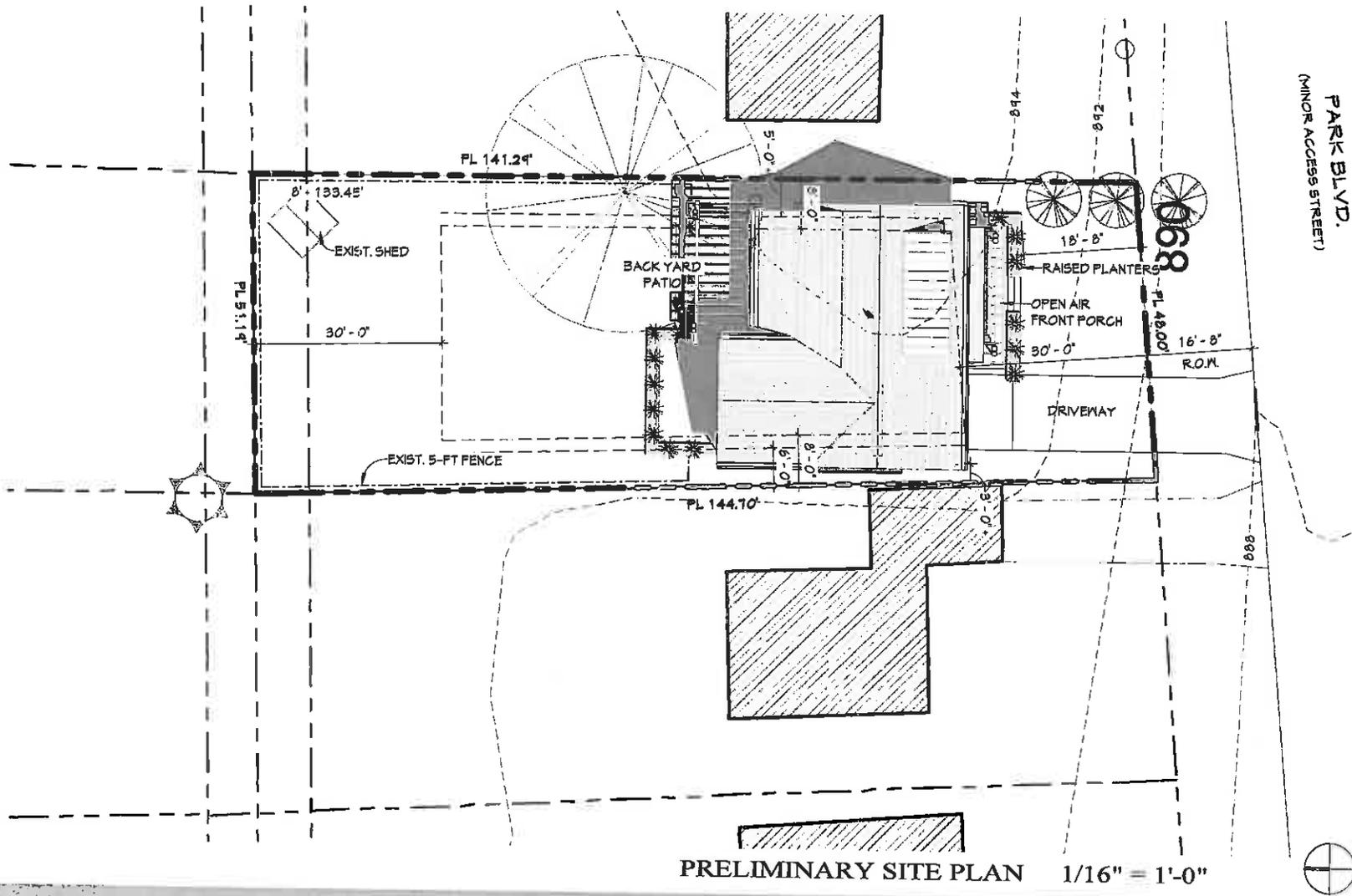
DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

PAYNE RESIDENCE

566 PARK BLVD.

NORTHINGTON, OHIO 43085-3742
PARCEL ID: 100-001109-00
BUILT: 1950
0.1519 ACRES



PARK BLVD.
(MINOR ACCESS STREET)

LEGAL DESCRIPTION:
LOT 14 & PART OF VACATED ALLEY -
RESUBDIVISION OF PART OF COLONIAL
HILLS PLAT NO. 2 AND PART OF
SUBDIVISION OF RESERVE 'B' OF
COLONIAL HILLS PLAT NO. 2,
P.B. 21 PG. 12

CITY: NORTHINGTON
COUNTY: FRANKLIN
FLOOD ZONE: X
MAP PANEL INFO: 39049C 0159K

SCHEMATIC

DATE: 08/16/2020
PROJECT #: 20-01

PRELIMINARY SITE PLAN

AS1.0a

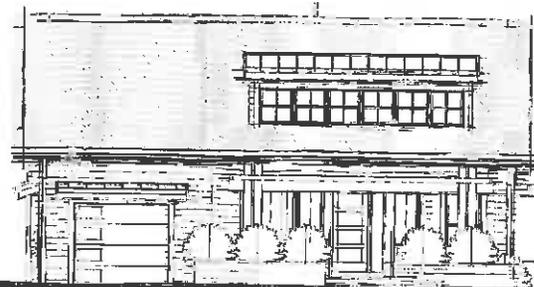
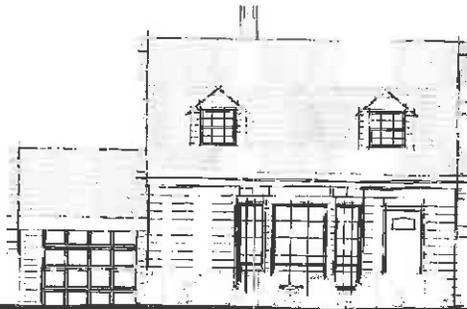
PRELIMINARY SITE PLAN 1/16" = 1'-0"



EXISTING STREET ELEVATION 1" = 10'-0"



SOUTH - STREET ELEVATION 1" = 10'-0"



SCHEMATIC

DATE: 08/16/2020
PROJECT #: 20-01

PRELIMINARY MASSING

A2.0

CITY OF WORTHINGTON

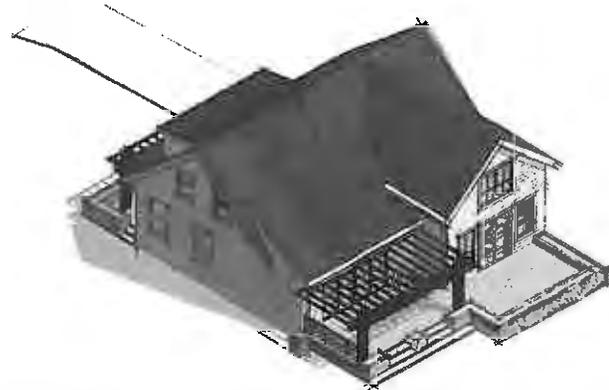
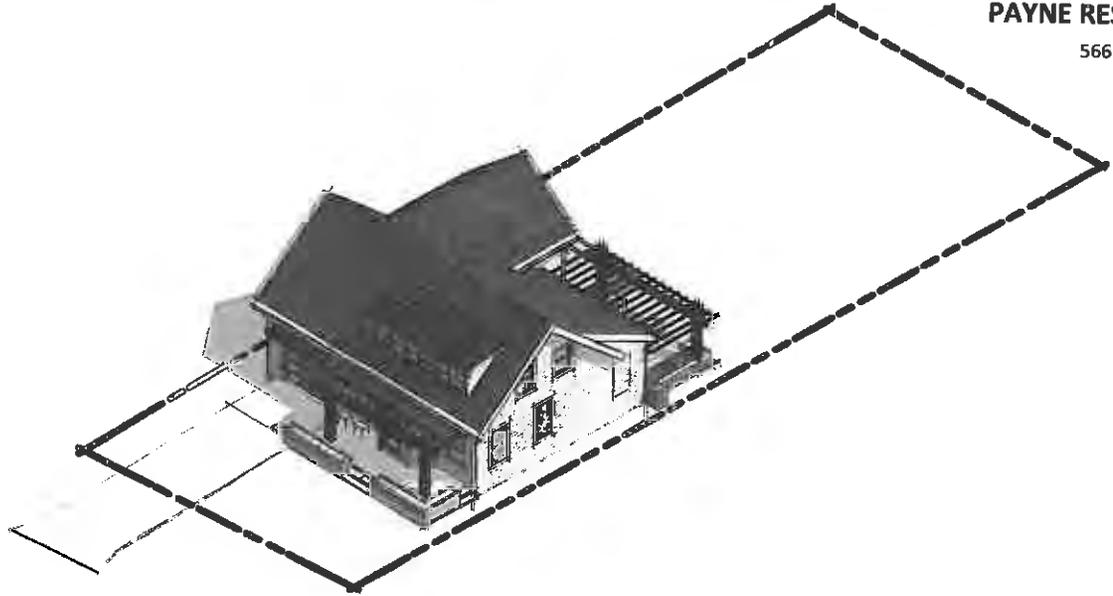
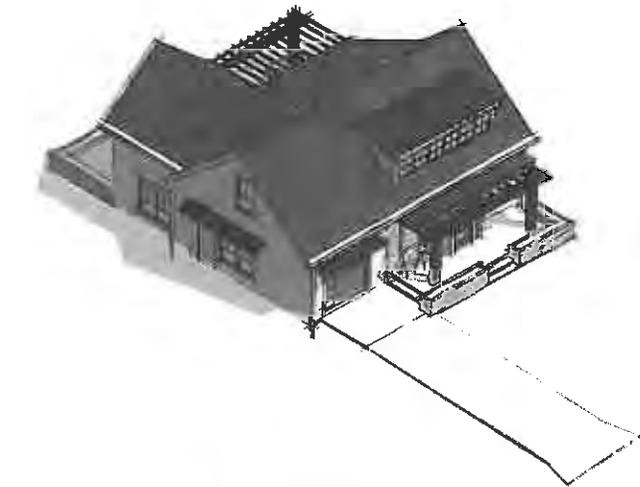
DRAWINGS NO. BZA 42-2020

DATE 09/04/2020

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PAYNE RESIDENCE

566 PARK BLVD.

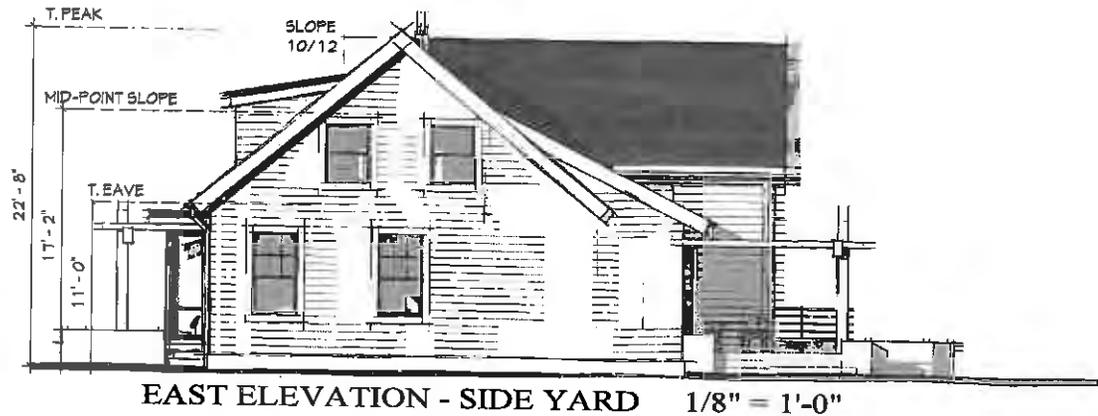


SCHEMATIC

DATE: 06/25/2020
PROJECT #: 20-01

PRELIMINARY MASSING

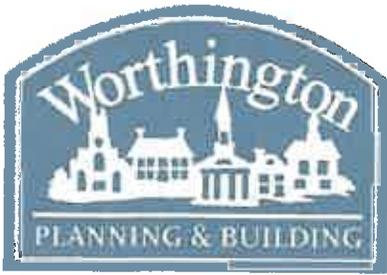
A2.1



SCHEMATIC

PRELIMINARY ELEVATIONS

A2.2



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case #	AR 43-2020
Date Received	09-10-2020
Fee	\$ 25.00 PD
Meeting Date	10-01-2020
Filing Deadline	# 69048

1. Property Location 6642 Masefield St.

2. Present/Proposed Use Single Family Home

3. Zoning District R-10

4. Applicant James Ross

Address 6120 Crystal Valley Dr. Galena Ohio 43021

Phone Number(s) 614 204 5661

Email Jimr.rbd@gmail.com

5. Property Owner Mark & Lee Williams

Address 6642 Masefield St.

Phone Number(s) 614 557-0472

Email mwilliamst75@yahoo.com

6. Action Requested (ie. type of variance) Rear Yard Set Back

7. Project Details:

a) Description ADD Covered Porch where ex. deck is & ADD TO Ex. Family Room

b) Expected Completion Date April - May 2021

c) Approximate Cost 80K

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

James Ross
Applicant (Signature)

9-2-20
Date

Property Owner (Signature)

Date

Abutting Property Owners List for
6642 Masefield St.

Danielle Remlinger	6660 Masefield St.	Worthington, OH 43085
Matthew & Beth Niskanen	561 Lambourne Ave.	Worthington, OH 43085
Nancy Barr	554 Thackeray Ave.	Worthington, OH 43085
Bill & Betty Huckaba	6622 Masefield St.	Worthington, OH 43085
Michael & Wanda Davis	6635 Masefield St.	Worthington, OH 43085
Mary Boyle	6645 Masefield St.	Worthington, OH 43085
Thomas & Carey Nash	6655 Masefield St.	Worthington, OH 43085

Variance supporting Statement:

1,2 The variance is not substantial when considering the previous work that has been done with the house. The southern addition is essentially adding a roof over the exiting deck footprint which will allow the area to be screened to keep mosquitoes away and increase usable space during the era of coronavirus.

The northern expansion is being driven by a kitchen remodeling but no variance would be needed at all if a normal 10 foot side setback were applied. This is a corner lot has the same issues as the when the deck was added 33 yrs. ago. This addition will add to the home usability as it will allow many ADA features to included in the remodeling project.

3. The character of the neighborhood will not be affected.

4. There will be no impact on government services.

5. This request is within the guidelines of the properties first variance request 33 yrs ago.

6. As was the case with the original variance being a corner lot does not permit any improvements to the property if the east side is designated the backyard and a 30ft setback is required.

7. The zoning variance request does not affect the basic nature of the property. The 10 foot setback that was required when the deck was originally build will not chance, the area will be covered with a roof, which was not an unexpected future change at the time of the original variance.

Thanks for your attention to this request.

Regards,

Mark Williams

CITY OF WORTHINGTON

DRAWINGS NO. BZA 43-2020

DATE 09/10/2020

6642 Masefield St.

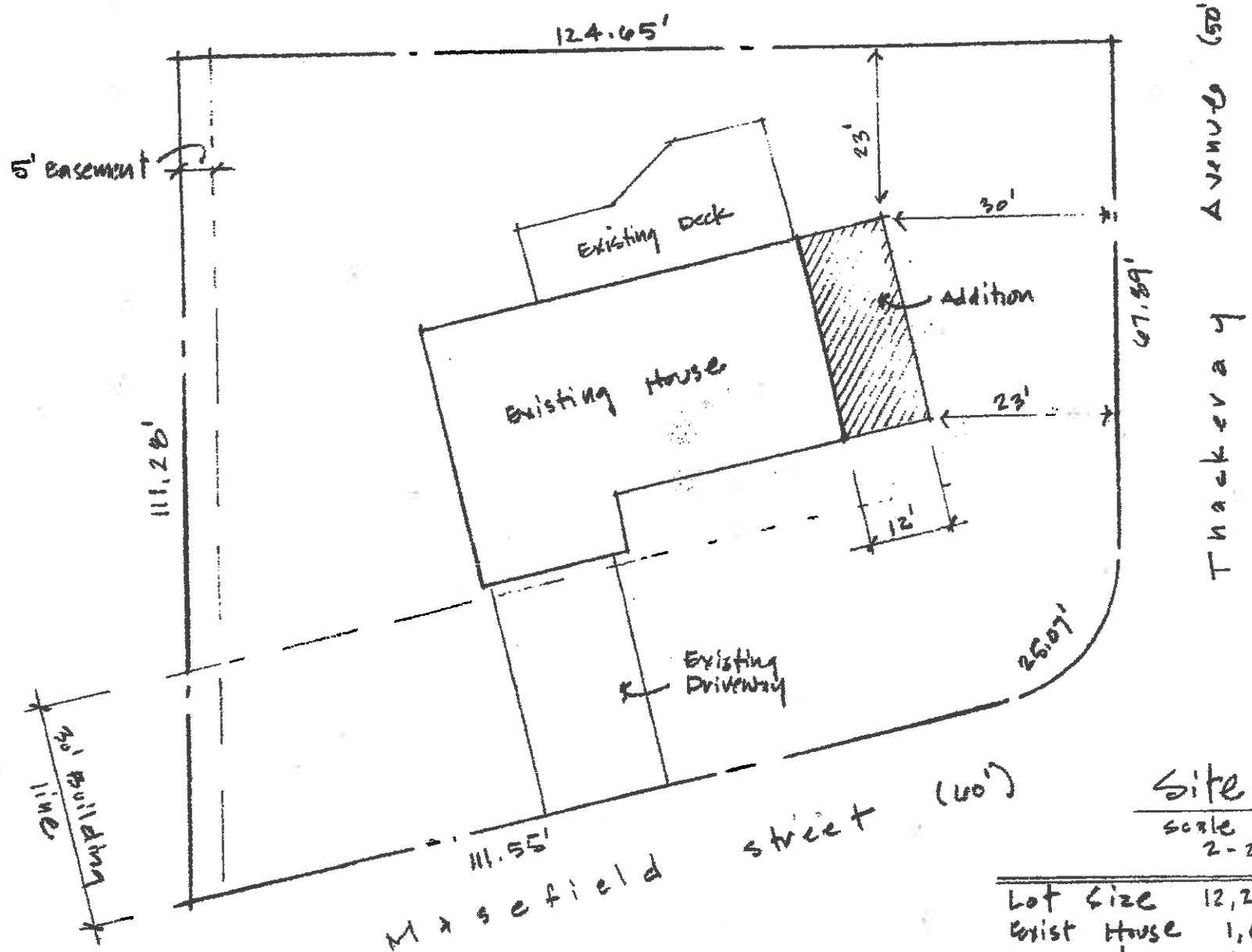


100-004502 04/26/2017

For: Mark and Lee Williams
 6642 Masefield St.
 Worthington Ohio 43085

Ex. Site Plan

CITY OF WORTHINGTON
 DRAWINGS NO. BZA 43-2020
 DATE 09/10/2020



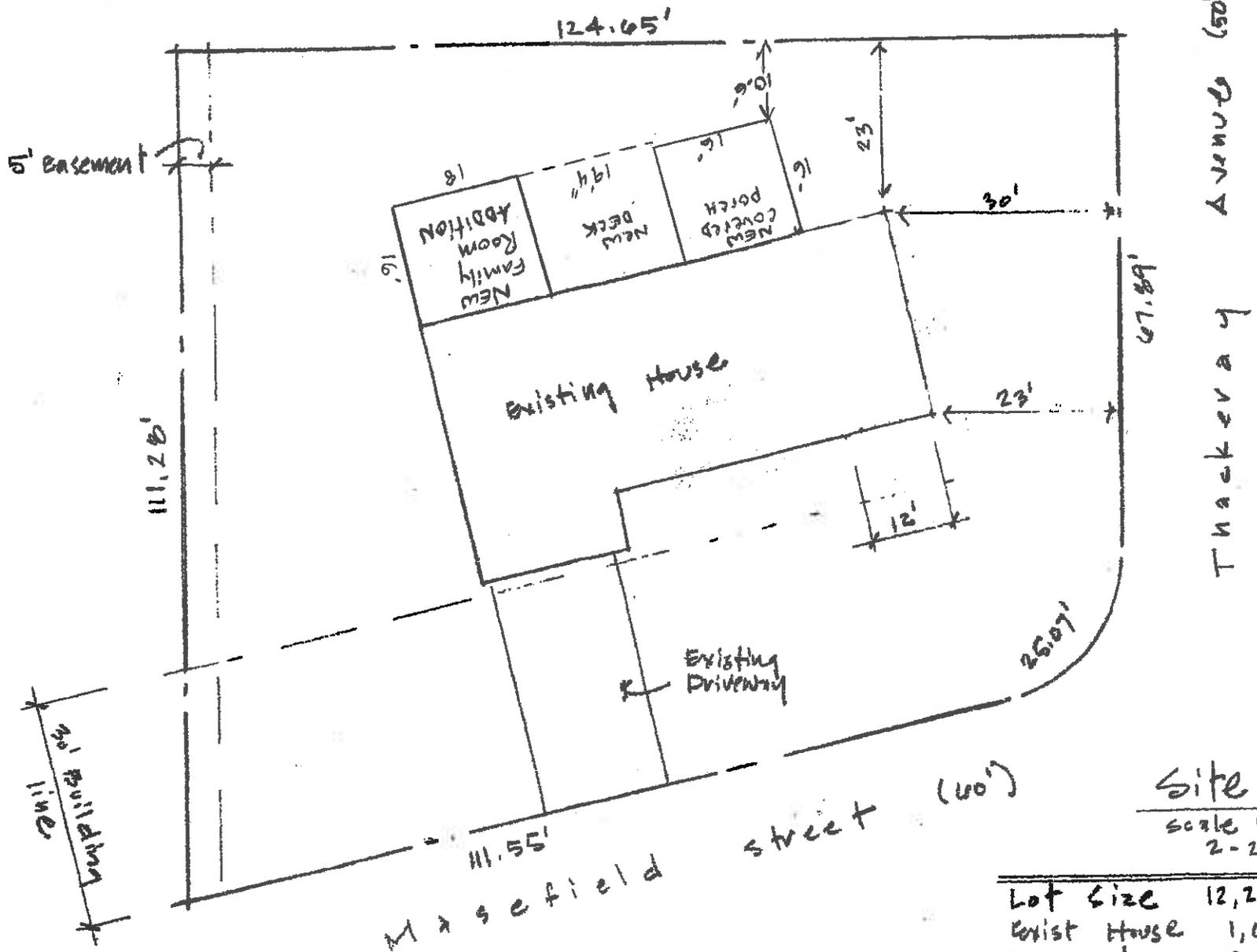
Site Plan
 scale 1" = 20'
 2-25-16

Lot Size	12,285 SF
Exist House	1,616 SF
Proposed	2,324 SF

For: Mark and Lee Williams
 6642 Masefield St.
 Worthington Ohio 43085

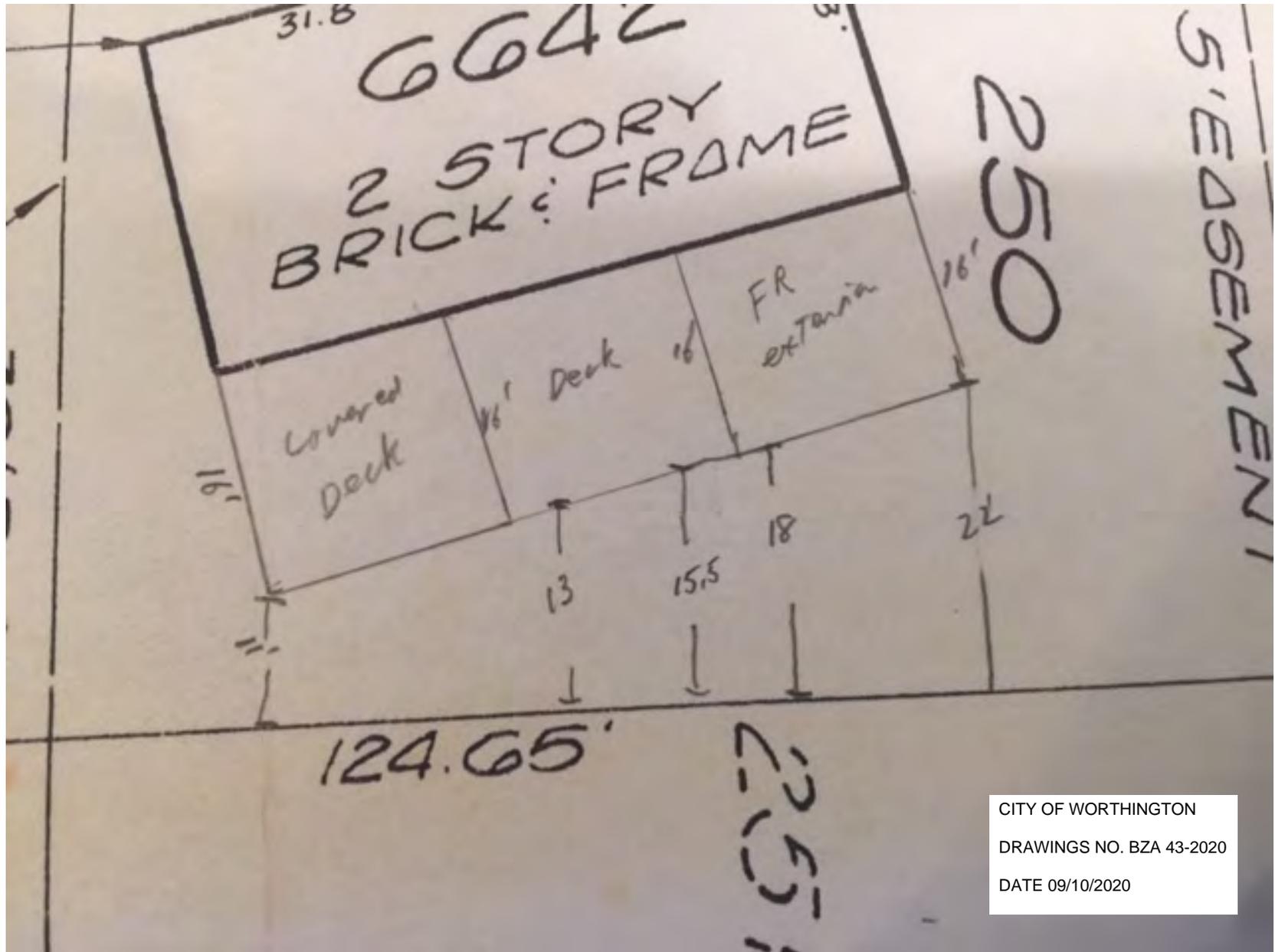
NEW SITE PLAN

CITY OF WORTHINGTON
 DRAWINGS NO. BZA 43-2020
 DATE 09/10/2020



Site Plan
 scale 1" = 20'
 2-25-16

Lot Size	12,205 SF
Exist House	1,616 SF
Proposed	2,324 SF



CITY OF WORTHINGTON
DRAWINGS NO. BZA 43-2020
DATE 09/10/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021



NORTH ELEVATION 3/16" = 1'

CITY OF WORTHINGTON
DRAWINGS NO. BZA 43-2020
DATE 09/10/2020

ROSS BUILDERS & DESIGN

6120 CRYSTAL VALLEY DR
GALENA, OH 43021



EAST ELEVATION 3/16" = 1'

CITY OF WORTHINGTON

DRAWINGS NO. BZA 43-2020

DATE 09/10/2020



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	<u>BZA 44-2020</u>
Date Received	<u>9/4/2020</u>
Fee	<u>\$50</u>
Meeting Date	_____
Filing Deadline	_____

- Property Location 6130 Linworth Rd, Worthington OH
- Present/Proposed Use Wendy's Restaurant/ Dunkin' Restaurant with Drive Thru
- Zoning District No Change
- Applicant Tushar Patel for Gondal Linworth LLC
 Address Po Box 629, Lewis Center OH 43075
 Phone Number(s) 267 249 7374
 Email TSHRPTL@GMAIL.COM
- Property Owner Lessee: Gondal Linworth LLC
 Address Po Box 629, Lewis Center OH 43075
 Phone Number(s) 267 249 7374
 Email TSHRPTL@GMAIL.COM
- Action Requested (ie. type of variance) Variances for signage & digital menu board as applied to the ARB
- Project Details:
 - Description Variances for signage and digital menu board as applied to ARB
 - Expected Completion Date 11/30/20
 - Approximate Cost 35000.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]
Applicant (Signature)

9/4/20
Date

[Signature]
Property Owner (Signature) lessee

9/4/20
Date

ABUTTING PROPERTY OWNERS
FOR
6130 Linworth Rd.

1621 Linworth Properties
United Dairy Farmers
United Dairy Farmers
Linworth Duchess LLC
Linworth Plaza LLC
Cambria Ct. LLC

2425 N. High St.
3955 Montgomery Rd.
2204 W. Dublin-Granville Rd.
447 James Pkwy.
16130 Ventura Blvd Ste 590
673 High St., Suite 204

Columbus, OH 43202
Cincinnati, OH 45212
Worthington, OH 43085
Newark, OH 43056
Encino, CA 61436
Worthington, OH 43085

We are requesting additional wall signs and larger free standing signs because there will be two brands at this location: Dunkin Donuts and Baskin Robbins. Each of those brands signage has to match the size of the other brand. Given the layout of the building, we have identified the location and sizing of the proposed signage. As we are unable to put our colors on the building (orange, pink, white) that would promote awareness, we are requesting the proposed signage, that the ARB has approved. Thank you for your consideration.

Tushar Patel

CITY OF WORTHINGTON

DRAWINGS NO. BZA 44-2020

DATE 09/04/2020

6130 Linworth Rd.



100-006128 04/22/2017

Colors and Style Only

Approved
Architectural Review Board
Municipal Planning Commission
City of Worthington
Date 09/10/2020

Zynda Butler

Clerk



FRONT (NORTH) ELEVATION

Scale: 1/8"=1'-0"

CITY OF WORTHINGTON

AR 54-2020

DRAWING NO. CU 07-2020

DATE 08-27-2020

Colors and Style Only

Approved
Architectural Review Board
Municipal Planning Commission
City of Worthington
Date 09/10/2020

Zynda Bitar

Clerk



CITY OF WORTHINGTON

DRAWINGS NO. BZA 44-2020

DATE 09/04/2020

CITY OF WORTHINGTON

AR 54-2020

DRAWING NO. CU 07-2020

DATE 08-27-2020

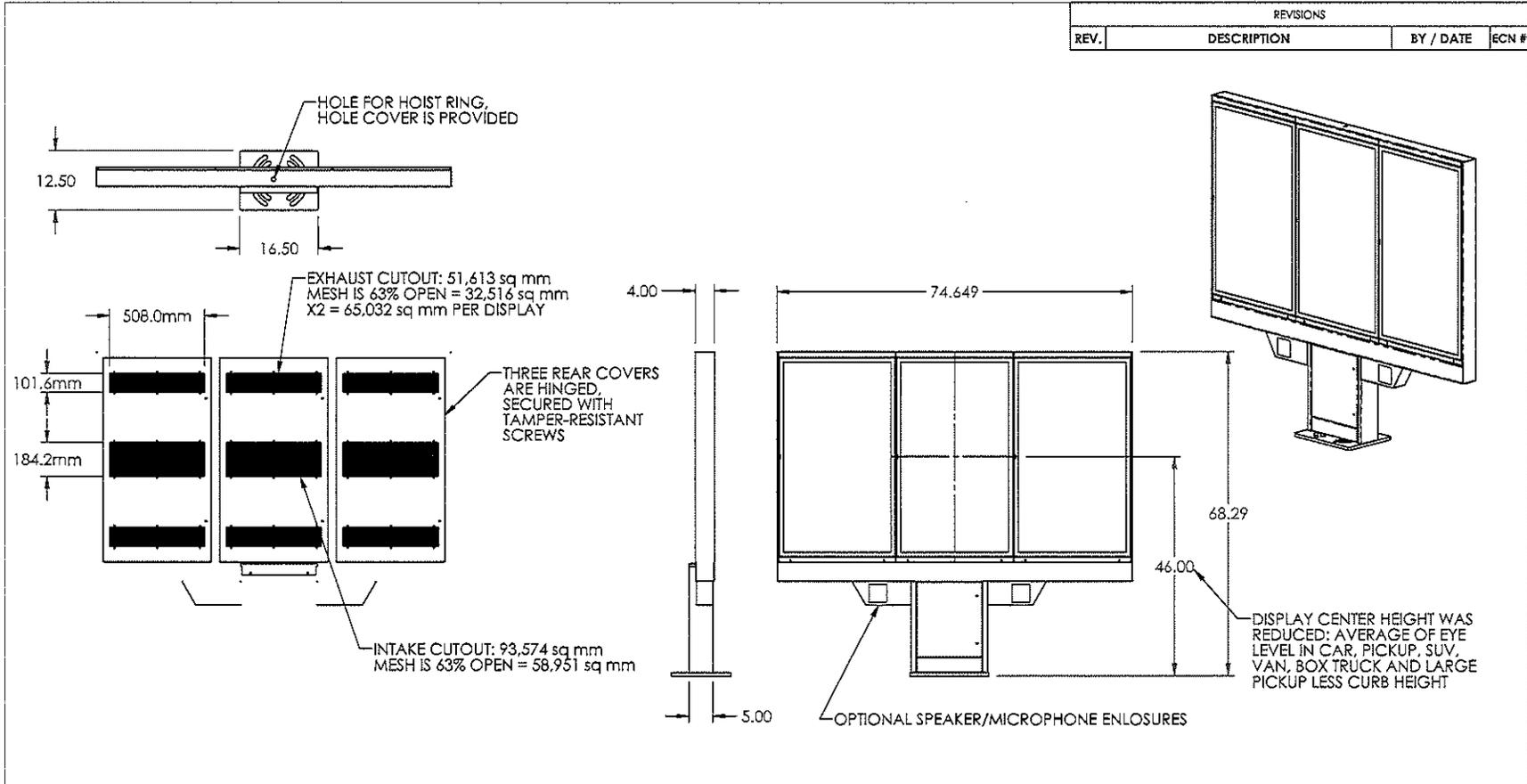
Zynda Batar

Clerk

PRE-PRODUCTION PRINT - FOR REFERENCE ONLY

ENG. PROJ. NO. 150 PRL/DWG. NO. ODMB 3X1 DD C3 SHEET 1 OF 2 REV. P

REVISIONS			
REV.	DESCRIPTION	BY / DATE	ECN #



- NOTES:
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 - DIMENSIONS MUST MEET TOLERANCES IN TITLE BLOCK
 - PARTS MUST BE CLEAN, FREE OF SHARP EDGES, BURRS AND GOUGES.
 - MASK TAPPED HOLES AND THREADED FEATURES BEFORE PAINTING.
 - MATERIAL MUST BE RoHS COMPLIANT.

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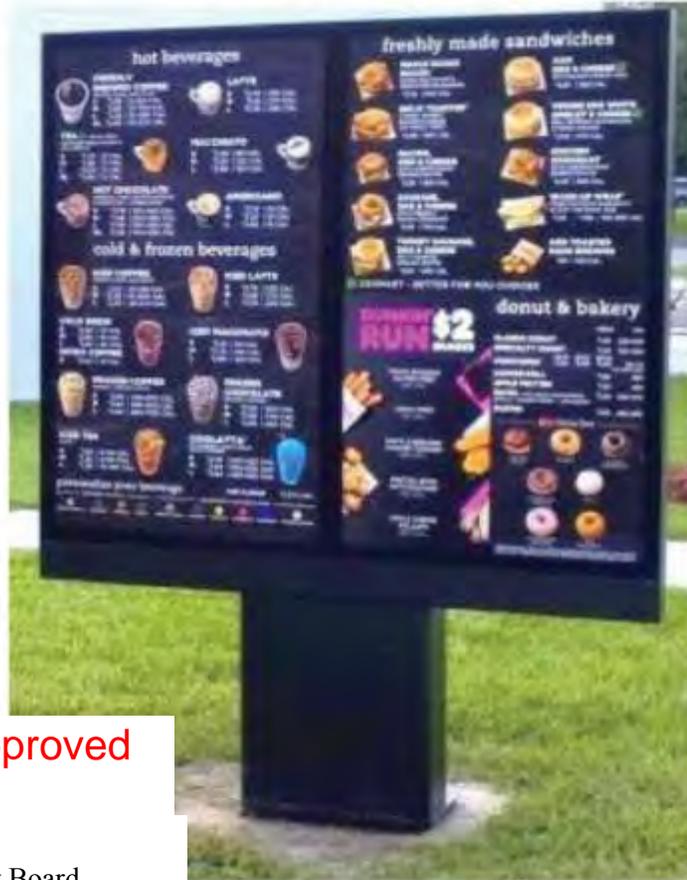
TOLERANCES: (MM)
 X ±0.1 [X ±0.5]
 XX ±0.02 [X ±0.4]
 XXX ±0.015 [X ±0.4]

HOLES: ±0.004/-0.001 [+0.10/-0.025]
 ANGLES ± 1.0°

peerless[®] PEERLESS INDUSTRIES, INC.
 2300 WHITE OAK CIRCLE
 AURORA, IL 60502

NET WEIGHT LBS. 645.80	APPROVALS	DATE	MAIN ASSEMBLY - ODMB 3X1 DD		
	DRAWN BY RAK	9/15/17	SIZE B	ENG. PROJ. NO. 150	PRL / DWG. NO. ODMB 3X1 DD C3
THIRD ANGLE PROJECTION	CHECKED BY XXX	X/XX/XX	SCALE 1:20	MATERIAL	SEE PARTS LIST
	DESIGNER APPROVAL XXX	X/XX/XX			SHEET T OF 2

Drive Thru Menu Board



3 Panels Approved

Approved
Architectural Review Board
Municipal Planning Commission
City of Worthington
Date 09/10/2020

Zynda Bitar

Clerk

Preview Board



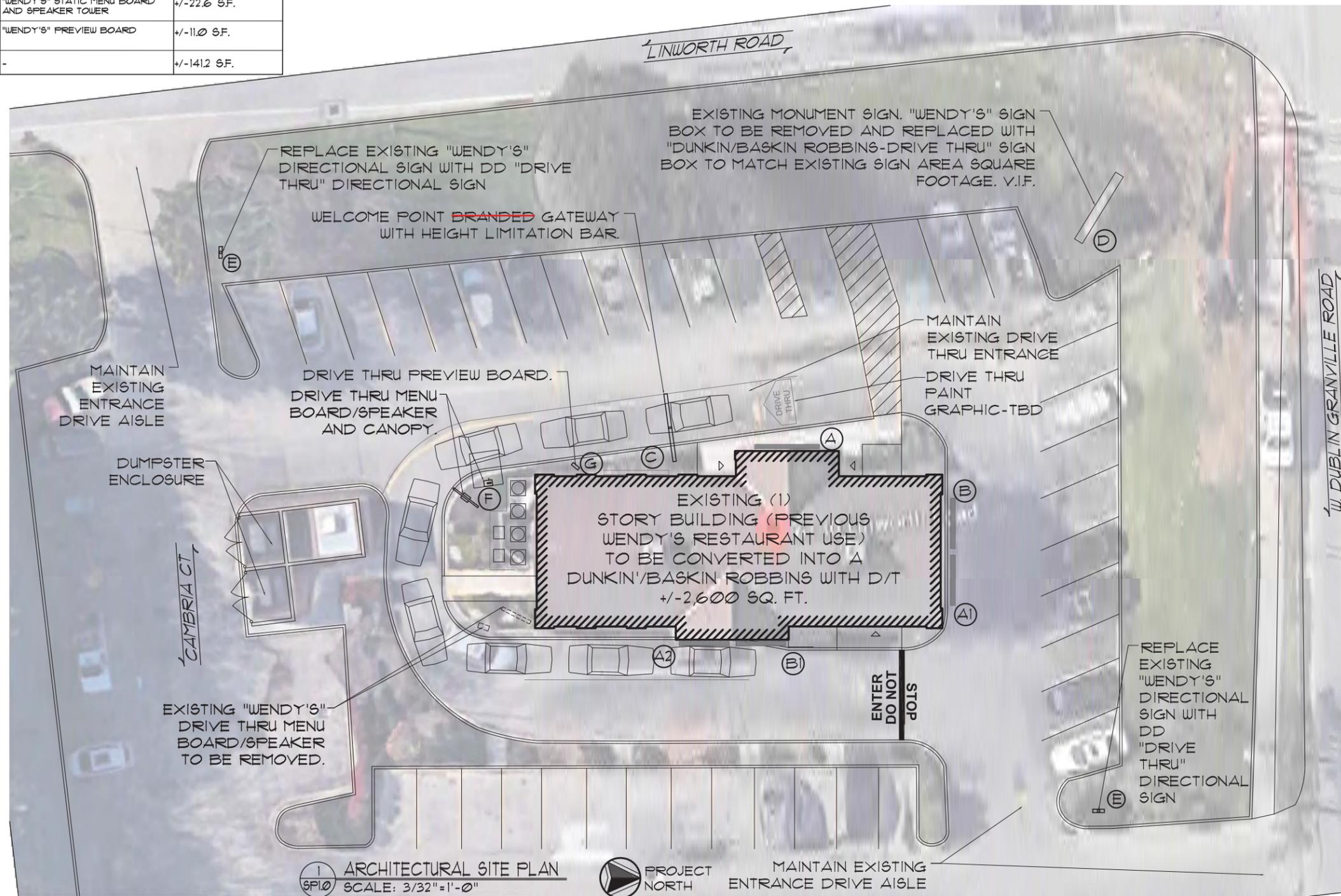
BUILDING AND SITE SIGNAGE CHART			
SITE DATA:		EXISTING	PROPOSED
LOT USE:		WENDY'S RESTAURANT W/ D/T	DUNKIN AND BASKIN ROBBINS W/ D/T
(A)	WEST ELEVATION FACING LINWORTH RD INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-	+/-24.8 SF.
(A1)	NORTH ELEVATION FACING W. DUBLIN GRANVILLE RD INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-	+/-24.8 SF.
(A2)	EAST ELEVATION AT DRIVE THRU INTERNALLY ILLUMINATED "DUNKIN" FLAT WALL BUILDING SIGN	-	+/-13.0 SF.
(B)	NORTH ELEVATION FACING W. DUBLIN GRANVILLE RD INTERNALLY ILLUMINATED "BR- BASKIN ROBBINS" FLAT WALL BUILDING SIGN	-	+/-22.5 SF.
(B1)	EAST ELEVATION AT DRIVE THRU INTERNALLY ILLUMINATED "BR- BASKIN ROBBINS" FLAT WALL BUILDING SIGN	-	+/-14.5 SF.
(C)	WEST ELEVATION FACING LINWORTH RD NON-INTERNALLY ILLUMINATED "AROD" PIN MOUNTED WALL BUILDING SIGN	-	+/-12.38 SF.
(D)	INTERNALLY ILLUMINATED "DUNKIN-BR-BASKIN ROBBINS-DRIVE THRU" MONUMENT SIGN BOX	"WENDY'S" INTERNALLY ILLUMINATED MONUMENT SIGN BOX	+/-53 SF. OR EQUAL TO EXISTING "WENDY'S" SIGN BOX
(E)	DIRECTIONAL SIGNS. SEE SITE PLAN FOR SPECIFIC LOCATIONS	"WENDY'S" INTERNALLY ILLUMINATED DIRECTIONAL SIGNS	(2) TOTAL +/-2.75 SF. E.A. SIGN
(F)	DRIVE THRU DIGITAL MENU BOARD AND SPEAKER TOWER. SEE SITE PLAN FOR SPECIFIC LOCATION.	"WENDY'S" STATIC MENU BOARD AND SPEAKER TOWER	+/-22.6 SF.
(G)	DRIVE THRU PREVIEW BOARD. SEE SITE PLAN FOR SPECIFIC LOCATION.	"WENDY'S" PREVIEW BOARD	+/-11.0 SF.
TOTAL PROPOSED SIGNAGE		-	+/-141.2 SF.

Wall Signs on the north & west elevations only
 Freestanding Option #2
 Menu board with 3 panels
 Reduce size of directional signs
 No brand colors on poles

Approved
 Architectural Review Board
 Municipal Planning Commission
 City of Worthington
 Date 09/10/2020

Zynda Butar

Clerk



CITY OF WORTHINGTON
 DRAWINGS NO. BZA 44-2020
 DATE 09/04/2020

CITY OF WORTHINGTON
 AR 54-2020
 DRAWING NO. CU 07-2020
 DATE 08-27-2020

1 ARCHITECTURAL SITE PLAN
 SCALE: 3/32" = 1'-0"

PROJECT NORTH
 MAINTAIN EXISTING ENTRANCE DRIVE AISLE

ALBERT TAUS & ASSOCIATES, ARCHITECTS
 ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING
 P H I L A D E L P H I A P A
 PHONE: (215) 888-2510 FAX: (215) 888-7888
 atausarchitects.com

THESE PLANS ARE THE PROPERTY OF ALBERT TAUS & ASSOCIATES, ARCHITECTS AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION OF ALBERT TAUS & ASSOCIATES, ARCHITECTS.

DOCUMENTS PREPARED FOR
 DUNKIN' DONUTS
 MR. TUSHAR PATEL
 8235 N. HIGHT STREET
 COLUMBUS, OH 43235

DATE 08/17/2020
 SCALE AS NOTED
 DRAWN WJ
 CKD DJK
 APPD AAT

REVISIONS
 NO DESCRIPTION DATE

PROPOSED PROJECT
 PROPOSED DUNKIN/BASKIN ROBBINS COMBO BUILDING CONVERSION EXISTING 1ST AND ALONE BUILDING WITH DRIVE THRU 6150 LINWORTH ROAD WORTHINGTON, OH

NEXT GEN

PC#XXXXXXXX
 ATA200617-10

DUNKIN' [dunkin'] SP1.0

Jynda Butar

Clerk

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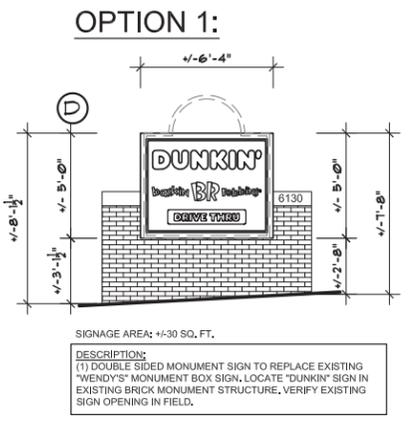
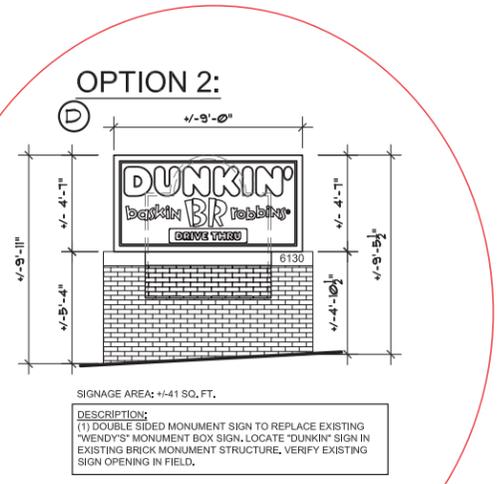
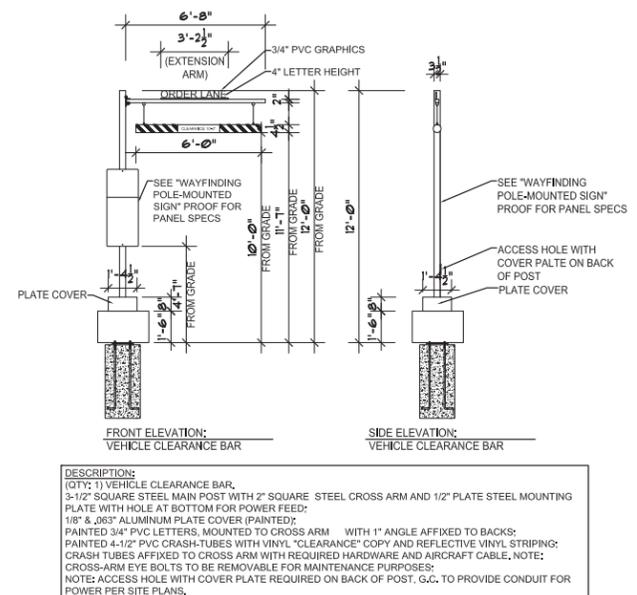
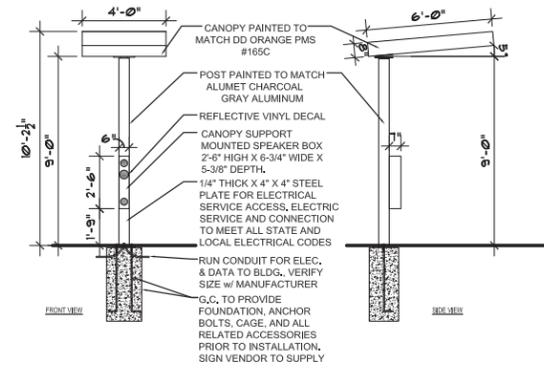
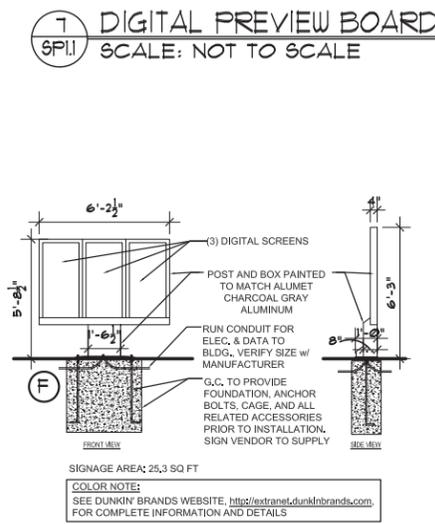
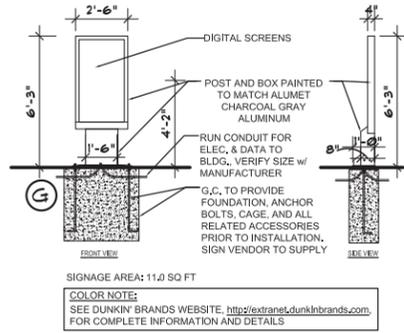
DATE: 09/09/2020
 SCALE: AS NOTED
 DRAWN: U
 CKD: DUK
 APPD: AAT

DOCUMENTS PREPARED FOR
DUNKIN'
 MR. TUSHAR PATEL
 8235 N. HIGHT STREET
 COLUMBUS, OH 43235

DATE: 09/09/2020
 SCALE: AS NOTED
 DRAWN: U
 CKD: DUK
 APPD: AAT

NO.	DESCRIPTION	DATE	REVISIONS
6			
5			
4			
3			
2			
1			
NO			

PROPOSED PROJECT
 PROPOSED DUNKIN'/BASKIN ROBBINS COFFEE BUILDING CONVERSION
 EXISTING STAND ALONE BUILDING WITH DRIVE THRU
 6130 LINWORTH ROAD
 WORTHINGTON, OH



CITY OF WORTHINGTON
 DRAWINGS NO. BZA 44-2020
 DATE 09/04/2020

Option #2 Opaque Background

Approved
 Architectural Review Board
 Municipal Planning Commission
 City of Worthington
 Date 09/10/2020

Zynda Butler

Clerk

NOTES

1. 15 1/2" x .08" x 1 1/2" ALUMINUM SPACER FRAME
2. FLAT ALUMINUM RETAINER
3. ALUMINUM ANGLE FRAME SUPPORT
4. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
5. LED POWER SUPPLY, AS REQUIRED
6. INTERNAL DISCONNECT SWITCH
7. SUPPORT TUBE
8. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE 2ND SURFACE PAINTED DECORATION
9. "DUNKIN" LETTERS TO BE EMBOSSED
10. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
11. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
12. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
13. BACKGROUND COLOR 403 WHITE BACK-SPRAY
- 13A. OPTION : SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT

ADDITIONAL NOTES:

ARTWORK FONT IS "DUNKIN SANS DISPLAY"

EXTERIOR FINISH : PAINT PANTONE 7540C

INTERIOR FINISH : PAINTED REFLECTIVE WHITE

ACCENT FINISH / 1 1/2" CABINET W/ RETAINER : PAINT PANTONE 7540C

RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS

HANGER BAR INCLUDED ON 6" x 12" FACE

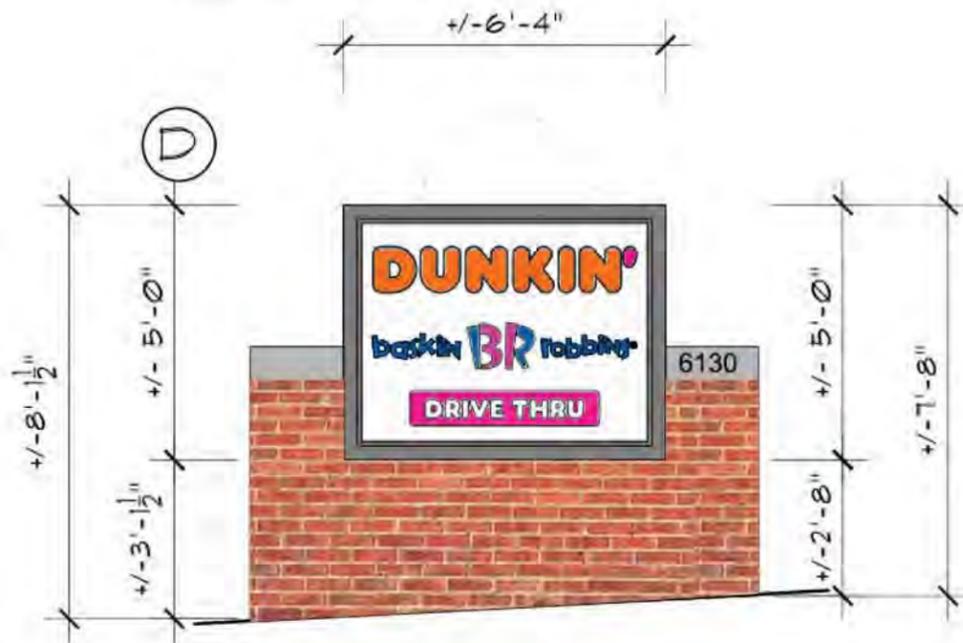
PLATE SIZE : 3/4" x 12" x 12"

BOLT PATTERN : 10" / 10"

ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT

PERIMETER ANGLE : 1 1/2" x 1 1/2" x 3/16" | U.L. LISTED

OPTION 1:



SIGNAGE AREA: +/-30 SQ. FT.

DESCRIPTION:

(1) DOUBLE SIDED MONUMENT SIGN TO REPLACE EXISTING "WENDY'S" MONUMENT BOX SIGN. LOCATE "DUNKIN" SIGN IN EXISTING BRICK MONUMENT STRUCTURE. VERIFY EXISTING SIGN OPENING IN FIELD.

OPTION 2:



SIGNAGE AREA: +/-41 SQ. FT.

DESCRIPTION:

(1) DOUBLE SIDED MONUMENT SIGN TO REPLACE EXISTING "WENDY'S" MONUMENT BOX SIGN. LOCATE "DUNKIN" SIGN IN EXISTING BRICK MONUMENT STRUCTURE. VERIFY EXISTING SIGN OPENING IN FIELD.

SIZE	H1	W1	D1	S.F. (BOX)
SMALL				
MEDIUM				
LARGE				
CUSTOM				

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PMS COOL GRAY 1C	3M #7725-11



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

DATE:

DUNKIN' BRANDS INC.
 CONSTRUCTION SERVICES

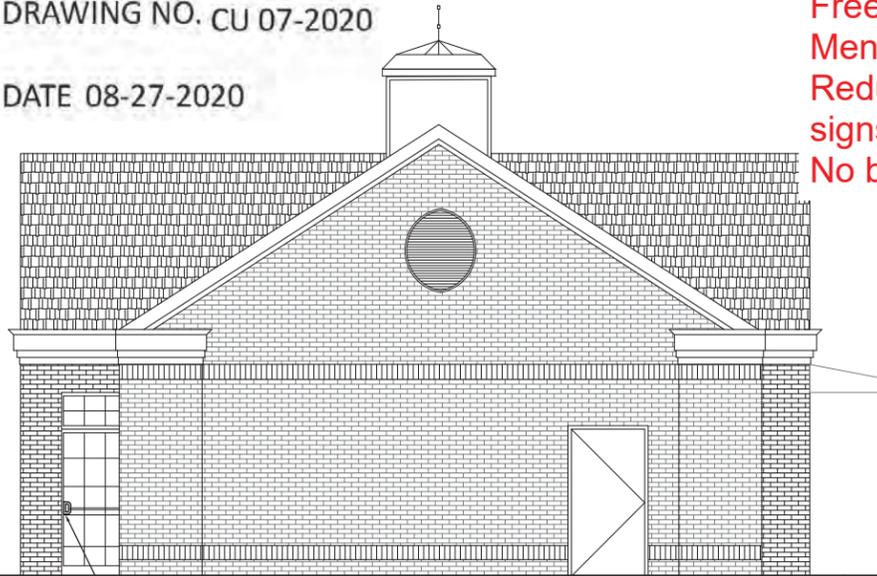
DATE 08-27-2020

Wall Signs on the north & west elevations only
Freestanding Option #2
Menu board with 3 panels
Reduce size of directional signs
No brand colors on poles

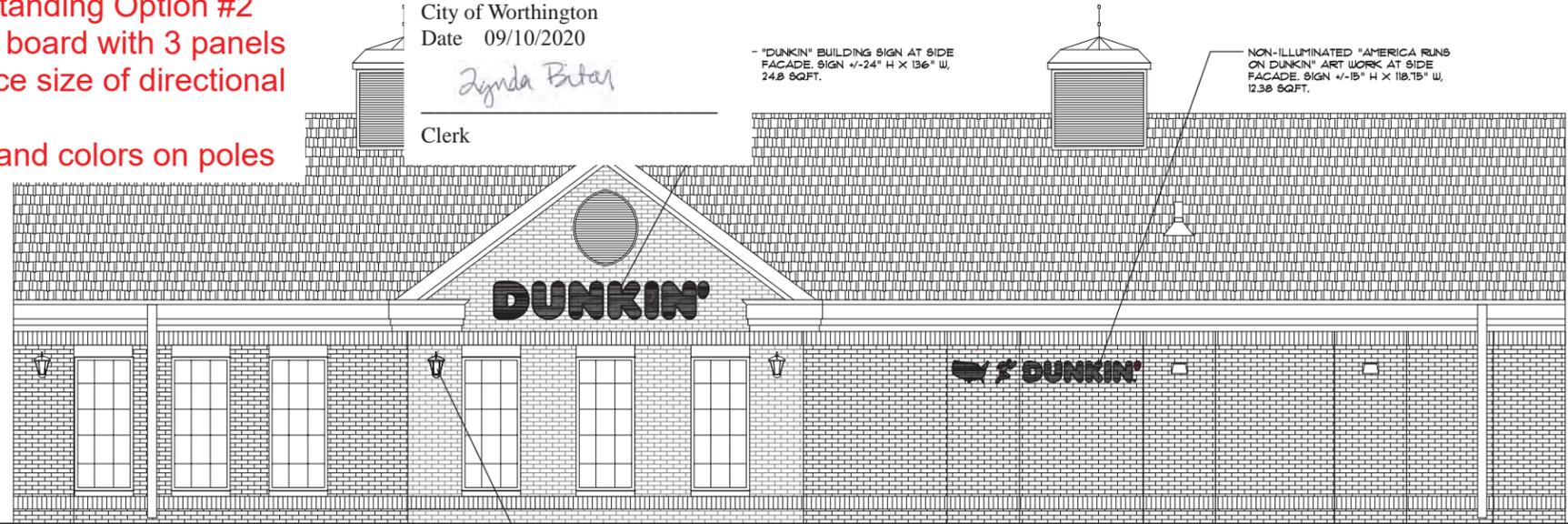
Approved
Architectural Review Board
Municipal Planning Commission
City of Worthington
Date 09/10/2020

Zynda Batai

Clerk



"D" SHAPED DOOR HANDLE. SEE DUNKIN NATIONAL ACCOUNTS AND HARDWARE SPECIFICATIONS FOR MORE INFORMATION.



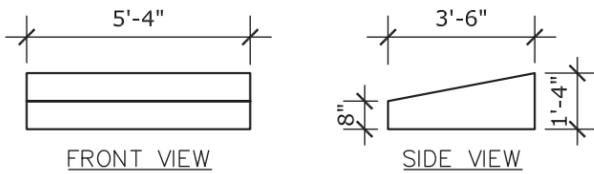
"DUNKIN" BUILDING SIGN AT SIDE FACADE. SIGN 4'-24" H X 136" W, 24.8 SQFT.

NON-ILLUMINATED "AMERICA RUNS ON DUNKIN" ART WORK AT SIDE FACADE. SIGN 4'-15" H X 118.75" W, 12.38 SQFT.

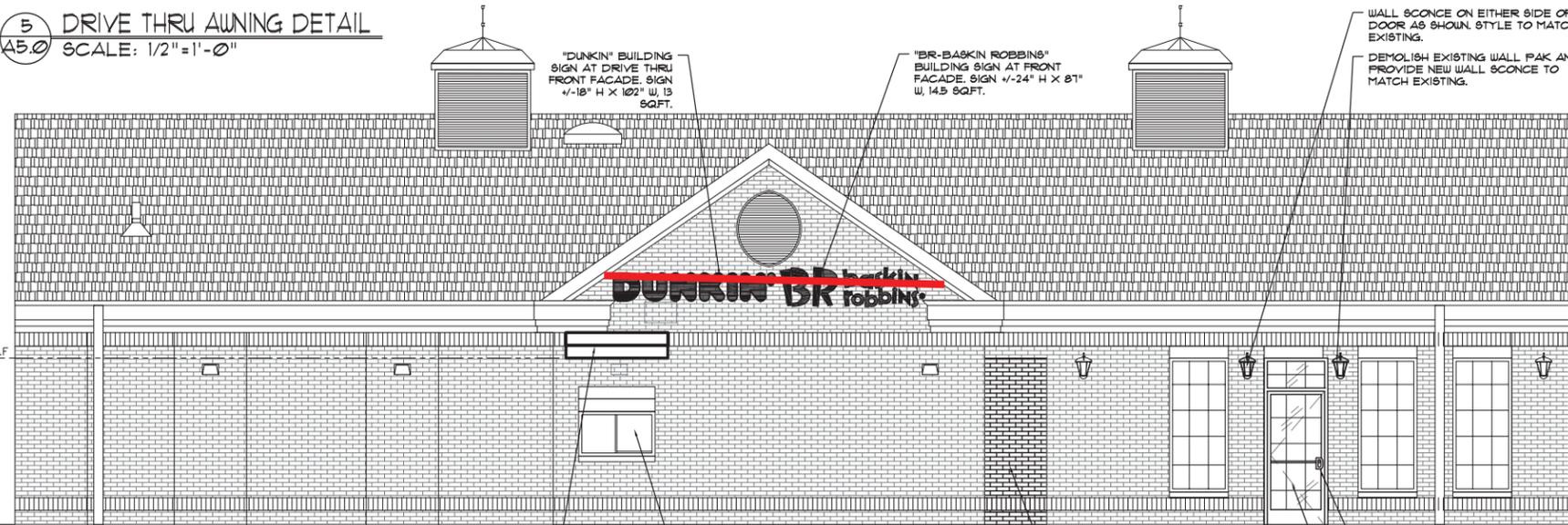
DEMOLISH EXISTING WALL PAK AND PROVIDE NEW WALL SCONCE TO MATCH EXISTING.

3 EXTERIOR (SOUTH) ELEVATION AT REAR
A5.0 SCALE: 1/4" = 1'-0"

4 EXTERIOR (WEST) ELEVATION FACING LINWORTH RD
A5.0 SCALE: 1/4" = 1'-0"



5 DRIVE THRU AWNING DETAIL
A5.0 SCALE: 1/2" = 1'-0"



4'-5'-4" WIDE X 3'-6" PROJECTION FROM BUILDING ORANGE COLOR AWNING D/T WINDOW. SEE DETAIL.

EXISTING DRIVE THRU WINDOW TO BE REPLACED IN KIND.

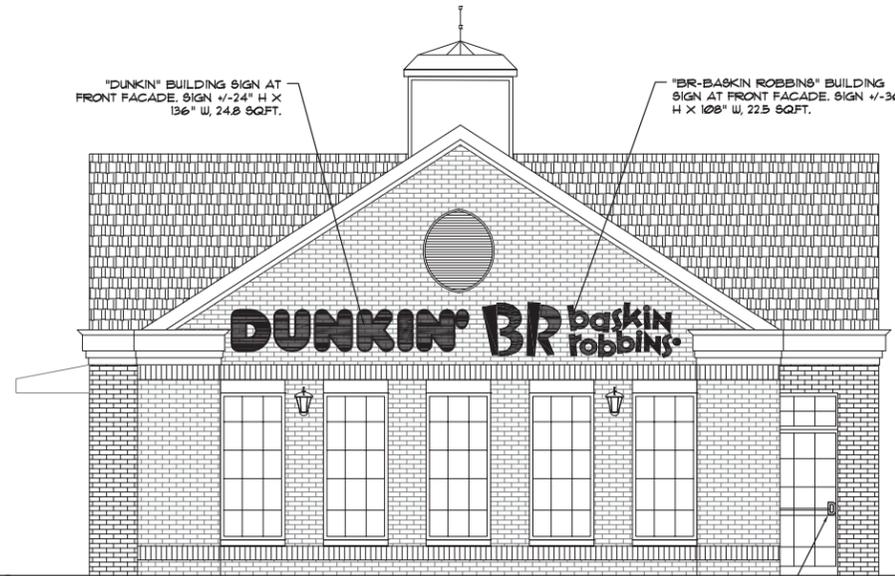
EXISTING STOREFRONT DOOR TO BE REMOVED AND OPENING TO BE INFILLED WITH NEW BRICK TO MATCH EXISTING ADJACENT WALL CONSTRUCTION/ FINISH.

DOOR AND TRANSOM, STYLE TO MATCH EXISTING ADJACENT AS SHOWN WITH "D" SHAPED DOOR HANDLE. SEE DUNKIN NATIONAL ACCOUNTS AND HARDWARE SPECIFICATIONS FOR MORE INFORMATION.
STOREFRONT FRAMING SYSTEM W/ 1" INSULATED 4 TEMPERED GLASS TO MATCH EXISTING ADJACENT STOREFRONT STYLE AND FINISH AS SHOWN. FRAME TO HAVE ANOD. ALUMINUM FINISH. (TYP.)

WALL SCONCE ON EITHER SIDE OF DOOR AS SHOWN. STYLE TO MATCH EXISTING.
DEMOLISH EXISTING WALL PAK AND PROVIDE NEW WALL SCONCE TO MATCH EXISTING.

"BR-BASKIN ROBBINS" BUILDING SIGN AT FRONT FACADE. SIGN 4'-24" H X 81" W, 14.5 SQFT.

"DUNKIN" BUILDING SIGN AT DRIVE THRU FRONT FACADE. SIGN 4'-18" H X 102" W, 13 SQFT.



"DUNKIN" BUILDING SIGN AT FRONT FACADE. SIGN 4'-24" H X 136" W, 24.8 SQFT.

"BR-BASKIN ROBBINS" BUILDING SIGN AT FRONT FACADE. SIGN 4'-30" H X 108" W, 22.5 SQFT.

CITY OF WORTHINGTON
DRAWINGS NO. BZA 44-2020
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- ARCHITECTURAL GENERAL NOTES:
- BRICK FACADE TO REMAIN. CLEAN AND RE-POINT ONLY WHERE NECESSARY.
 - ROOF SHINGLES TO REMAIN.
 - CUPOLAS TO REMAIN - REPAIR TO LOOK NEW - RE-PAINT TO MATCH EXISTING COLOR.
 - ARCHITECTURAL DENTIL MOLDINGS, TRIM 4 FASCIA BOARD TO REMAIN - REPAIR TO LOOK NEW - RE-PAINT TO MATCH EXISTING COLOR.

2 EXTERIOR (EAST) ELEVATION AT DRIVE THRU
A5.0 SCALE: 1/4" = 1'-0"

1 EXTERIOR (NORTH) ELEVATION FACING W. DUBLIN GRANVILLE RD
A5.0 SCALE: 1/4" = 1'-0"

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DOCUMENTS PREPARED FOR
DUNKIN' DONUTS
MR. TUSHAR PATEL
2235 N. HIGHT STREET
COLUMBUS, OH 43235
ATA200617-10 PC#XXXXXXXX

NO.	DESCRIPTION	DATE	APPD	D/K	AAT
6		08/17/2020			
5					
4					
3					
2					
1					
NO					

PROPOSED DUNKIN/BASKIN ROBBINS COMBO BUILDING CONVERSION
EXISTING BUILDING 6150 LINWORTH ROAD
WORTHINGTON, OH
NEXT GEN
EXTERIOR ELEVATIONS

DUNKIN'
[eordrunkin]
A5.0